

richard
james



57 Whittington Road, Westlea, Swindon, SN5 7DF

Guide Price £695,000



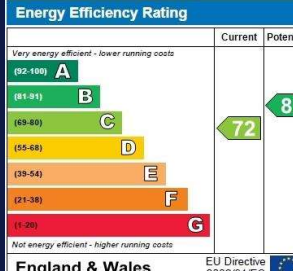
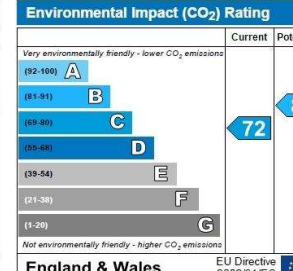


IN A NUTSHELL

 **5**  **4**  **3**

***IMPROVED & EXTENDED, 5 BEDROOM DETACHED WITH 2 ENSUITES, QUIET END OF CUL DE SAC LOCATION**

Located at the end of one of the best cul de sac's in West Swindon, we are pleased to present this much improved and vastly extended 5 bedroom 2 ensuite, detached family home. The property is decorated to a high standard thought and benefits from uPVC double glazing, gas radiator central heating, sitting room, re fitted kitchen/breakfast room, dining room, study, family room, conservatory, master bedroom with full ensuite and walk in dressing room, 2nd bedroom with ensuite shower room, 3 further bedrooms, family shower room, garage, mancave and gardens. The property is well located for all local amenities shops schools etc Lydiard Park and M4 J16. Viewing is highly recommended by the vendor's sole agent.

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100)					
A		82			
(81-91)					
B					82
(69-80)					
C					72
(55-68)					
D					
(39-54)					
E					
(21-38)					
F					
(1-20)					
G					
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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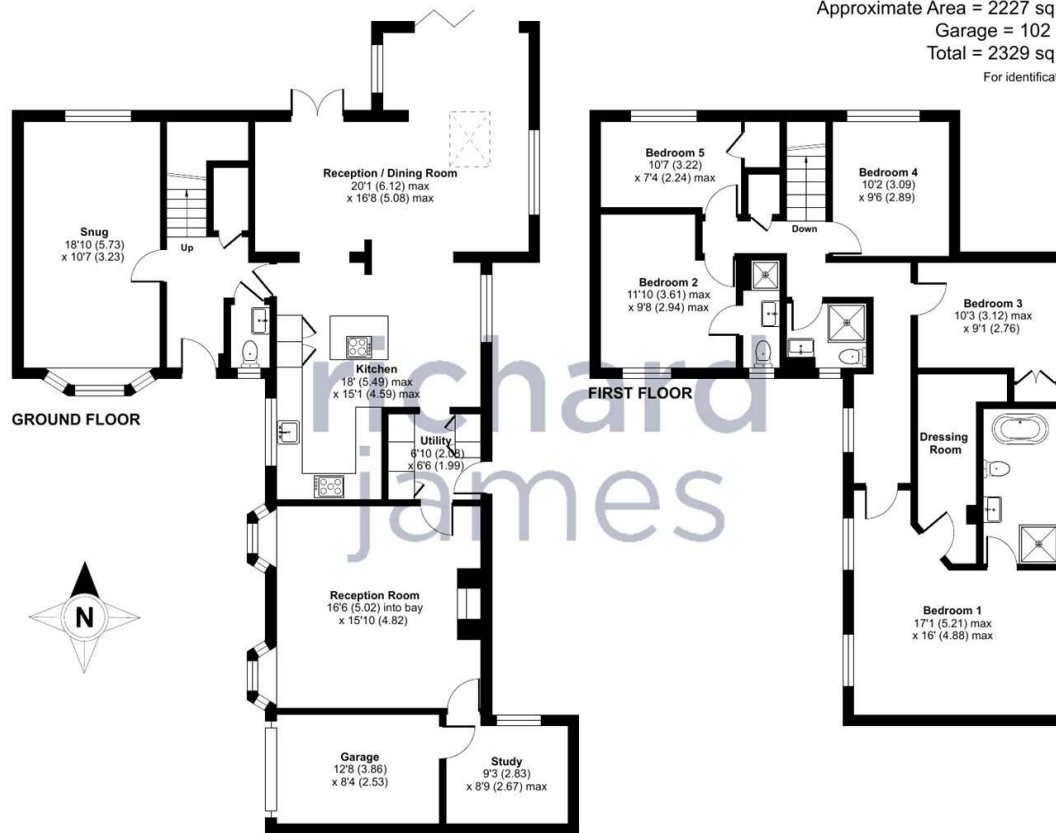
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Approximate Area = 2227 sq ft / 206.8 sq m
Garage = 102 sq ft / 9.4 sq m
Total = 2329 sq ft / 216.2 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1190541

Richard James & their clients give notice that:

- These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
- No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
- All Measurements are approximate.

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