



Pitchens End, Broad Hinton, SN4 9PR

guide price **£425,000 - £450,000**

**richard
james**



4 2 2

freehold energy
efficiency rating

D

Guide Price £425,000-£450,000

A fantastic opportunity to purchase a RECENTLY MODERNISED Four Bedroom detached family home, with Double Garage and large enclosed private Rear Garden. Situated within the popular village of Broad Hinton and is conveniently offered for sale, Free of Chain!

Broad Hinton is situated between Marlborough and Swindon c.7miles. Broad Hinton boasts local pub, Italian restaurant, primary schools and community hall!

The property comprises Entrance Hall, Cloakroom, dual aspect Sitting Room, Dining Room and Kitchen. With the Four Bedrooms and refitted Family Bathroom, to the first floor.

Further features include a large enclosed Rear Garden with patio area and lawn, modern Air Sourced Heating, new PVCu double glazing and detached Double Garage with electric roller door and ample driveway parking.

EPC - D

Council Tax Band - E



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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Approximate Area = 1064 sq ft / 98.8 sq m
Garage = 312 sq ft / 29 sq m
Total = 1376 sq ft / 127.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1208253

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2. 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.
3. All Measurements are approximate.

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