



Kilby Crescent, St Andrews Ridge, SN25 4DW

offers over **£550,000**

**richard  
james**





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freehold energy  
efficiency rating

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A beautifully presented, detached family home offered for sale in the sought after St Andrews Ridge development in North Swindon. This imposing and well-appointed home was built by renowned builder Charles Church and has been meticulously maintained and improved by the current owners.

The spacious accommodation approaches 1800sqft of living space with high ceilings and is presented in show home condition throughout. Which comprises; impressive Entrance Hall giving access to Cloakroom, 23' dual aspect Sitting Room with bay window and patio doors opening into the Rear Garden, formal Dining Room with bay window and stunning 22' x 15' max Kitchen/Breakfast / Family Room, with extensive fitted cupboards and island and patio doors opening into the Rear Garden and a separate Utility Room. To the first floor, a Galleried Landing gives access to the four double Bedrooms, with Ensuite Shower Rooms to both Bedroom One & Two, as well as a Family Bathroom, with four-piece suite.







Further features include a mature and well-tended Rear Garden, which offers a real continental feel and comprises patio area opening to lawn, with well stocked borders and enjoys a sunny southerly facing aspect, personal door to the detached Double Garage with large driveway to front, offering parking for circa; four vehicles.

You will find everything you'll need within walking distance too, from both primary & secondary schools , a local co-op, David Lloyd Clubs and the A419 is accessible in under five minutes. Viewing is recommended by the vendors Sole Agents, Richard James.









## exceptional service

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valuation on your property

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Gemini House | Hargreaves Road | SN25 5AZ

Approximate Area = 1781 sq ft / 165.4 sq m  
Garage = 419 sq ft / 38.9 sq m  
Total = 2200 sq ft / 204.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richjames 2024. Produced by Richard James Estate Agents Ltd. REF: 1209637

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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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