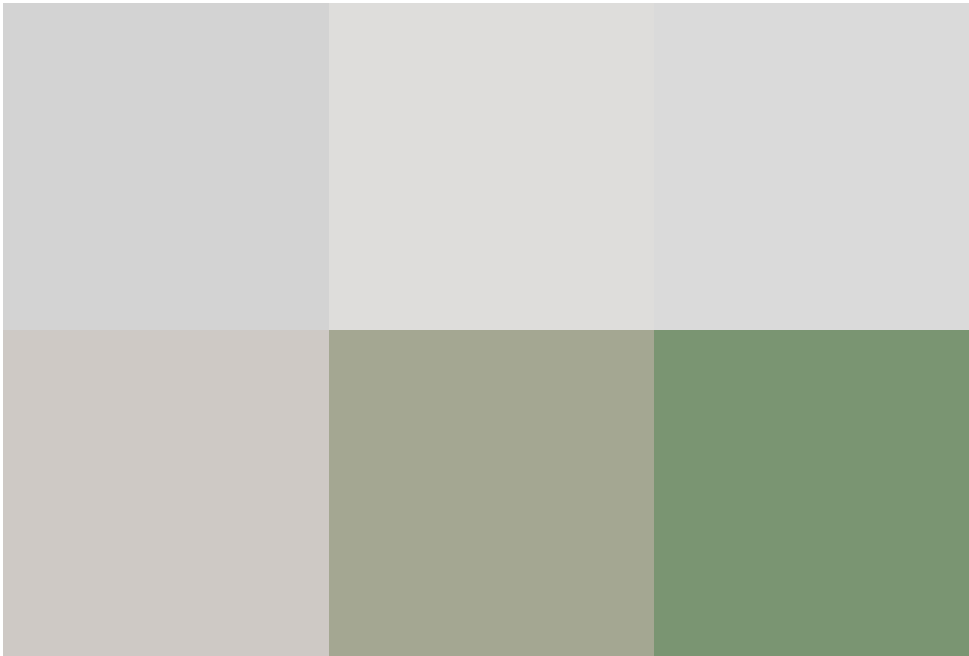


Langdean Road, East Wichel, SN1 7AQ

guide price **£335,000-£350,000**



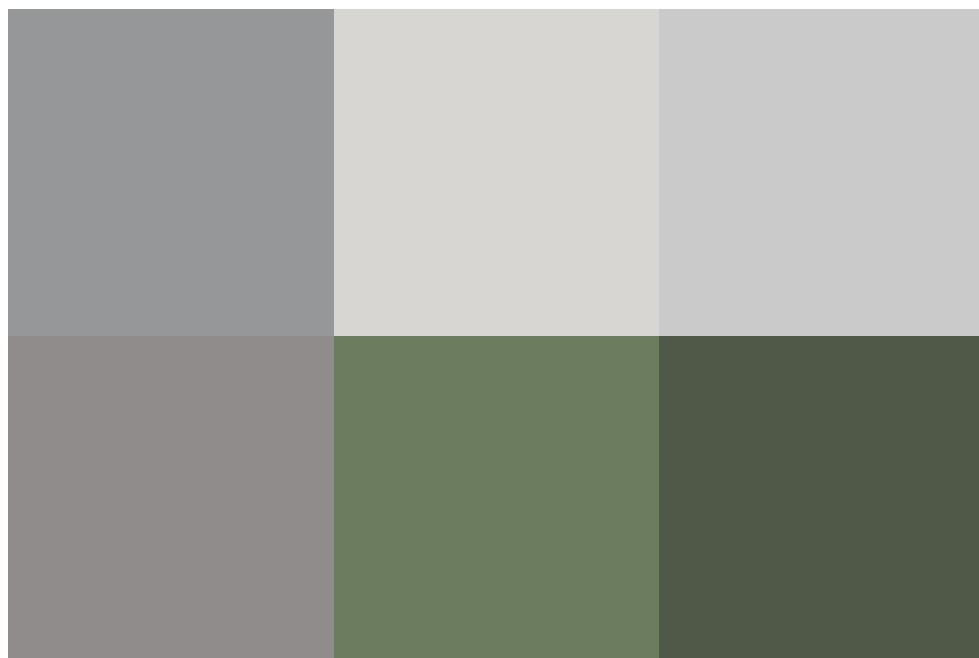
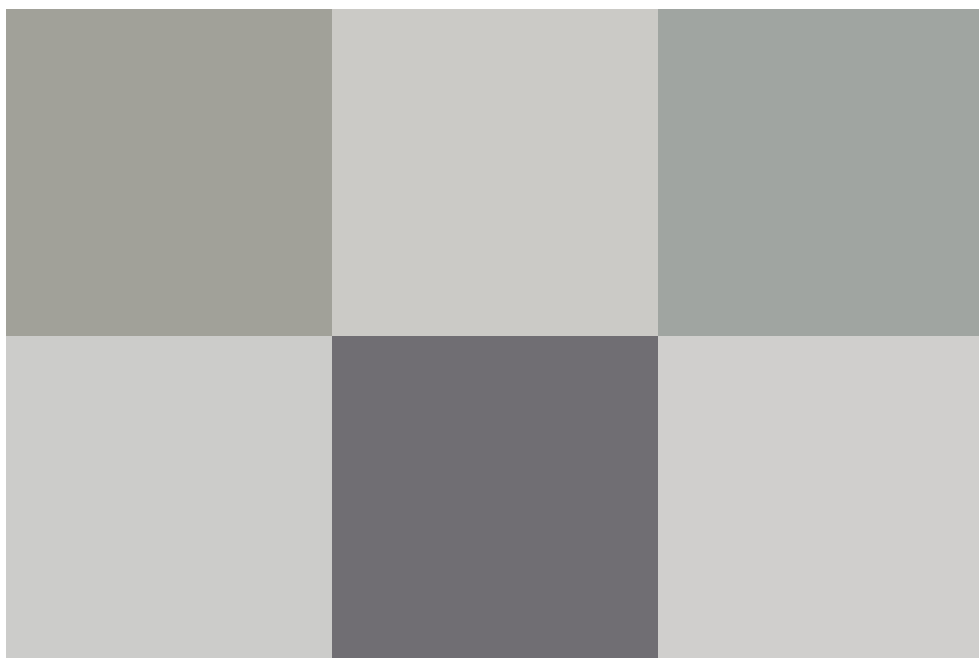
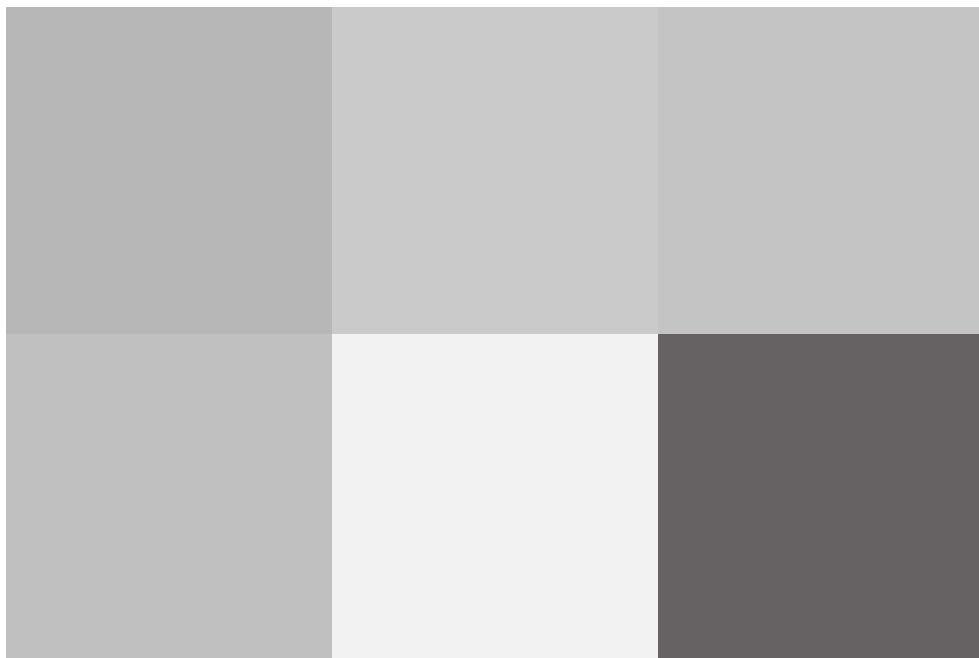
## freehold energy efficiency rating

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This impressive home boasts a deceptively spacious layout and occupies a pleasant south facing plot with Driveway Parking for two vehicles and is situated in the popular East Wichel development. It offers excellent access to Old Town and Wroughton amenities, as well as convenient access to the M4 motorway. Families will appreciate the good choice of schools for all ages, within walking distance including East Wichel Primary School, which has an Ofsted 'outstanding' rating.

This immaculately presented property offers spacious accommodation, making it ideal for modern family living. The ground floor features an impressive Hallway with attractive porcelain tiled floor, a useful Utility Cupboard and Cloakroom, and gives access to the spacious dual aspect Kitchen/Dining Room with patio doors into the Rear Garden and further dual aspect Sitting Room with PVCu patio doors which also open into the south facing Rear Garden. The first floor boast a large galleries Landing, Three generous Bedrooms, Ensuite shower room to Bedroom One and a Family Bathroom, with modern white three-piece suites to both.

Further features include the private and low maintenance Rear Garden with sunny aspect, artificial lawn and patio area with pergola over, shed and access to the parking. As well as PVCu double glazing and Gas Radiator Heating.



## exceptional service

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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.

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- 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
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valuation on your  
property

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Victoria Road | Old Town | SN1 3BD

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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.

