



3 Swallowfield Avenue, Old Walcot, SN3 1DS

**Guide Price £375,000- £400,000**

**richard james**

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## Swallowfield Avenue

Old Walcot

Freehold | EPC Rating - D

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This beautifully extended and improved four-bedroom semi-detached home is perfectly located within easy reach of Queens Park, combining convenience with contemporary living. The property is thoughtfully designed, offering versatile spaces and modern amenities ideal for family life.

Upon entering, the welcoming hallway leads to a standout kitchen/breakfast room that has been stylishly refitted, offering a bright and spacious hub for cooking and dining as well as leading into the impressive Orangery.

There is also flexible playroom/snug/office, catering to work-from-home needs or relaxation. A useful utility area, a downstairs shower room, and a quarter garage add practicality and functionality to the layout.

Upstairs, the first floor accommodates generous master bedroom, three further bedrooms and a modern family bathroom, providing ample space for everyone.

Outside, the property features a beautiful orangery to the rear, seamlessly connecting indoor and outdoor living and overlooking the enclosed garden—a perfect spot for entertaining or unwinding in private.

Additional highlights include driveway parking for two vehicles, an electric car charging point, and a well-maintained exterior. This home is a blend of style, comfort, and convenience, making it an excellent choice for modern living.

Swallowfield Avenue offers great access to primary, secondary and College all within walking distance. Major transport links are easily accessible including M4, A419 and Swindon station with mainline to Paddington in c. 1 hr.





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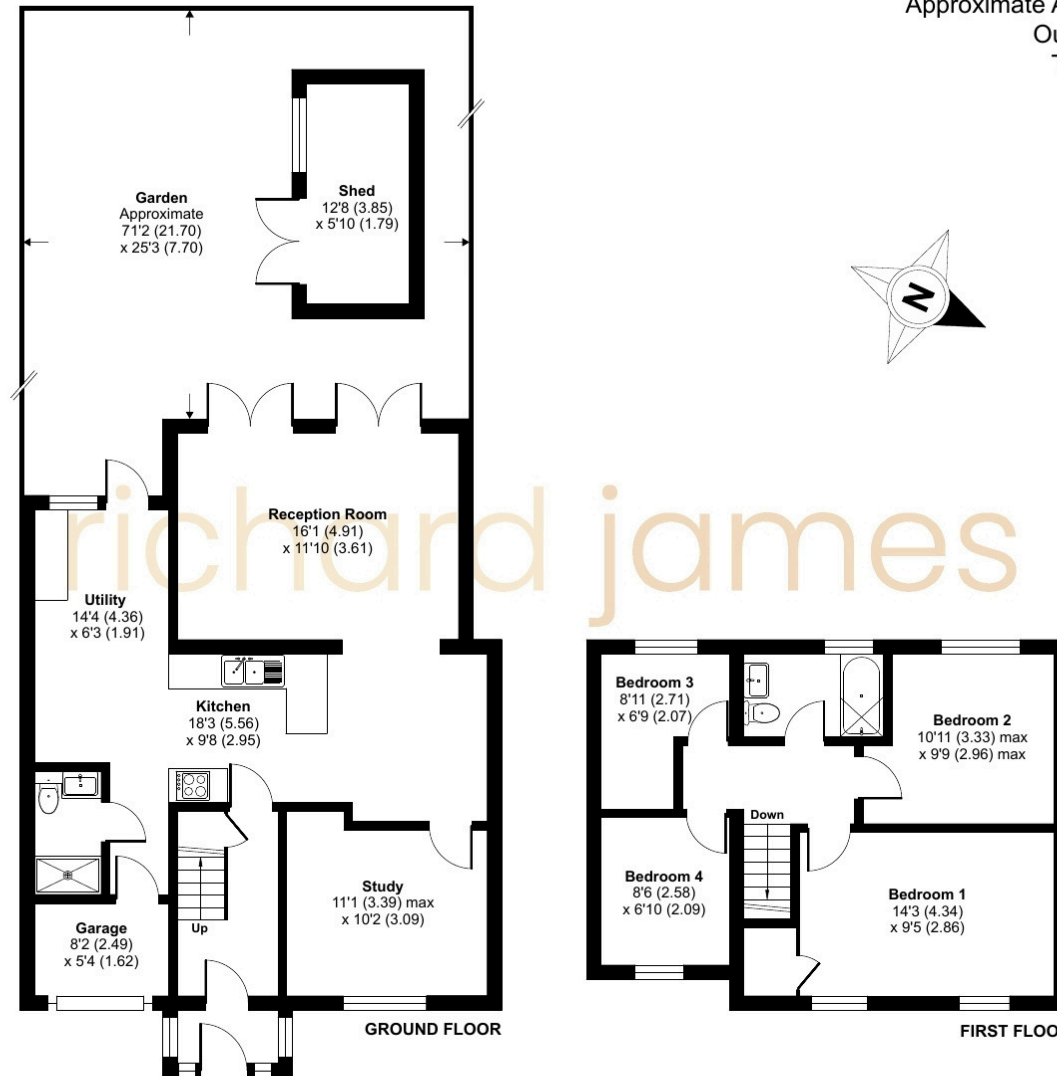
# Floorplan

Approximate Area = 1296 sq ft / 120.4 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1371 sq ft / 127.3 sq m

For identification only - Not to scale



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