



25A Swindon Road, Wroughton, Swindon, SN4 9AG

**Guide Price £525,000**

**richard james**





## Swindon Road

### Wroughton

Freehold | EPC Rating - C



A fantastic opportunity to purchase a detached family home, situated in the popular village of Wroughton. Lovingly looked after by the same owners for some thirty years, this well presented property, is perfect for a growing family.

The wonderful 100ft+ westerly facing garden offers space to play, as well as offering the potential to extend the property to suit your needs and is also conveniently Sole Free of Chain!

The spacious accommodation offers a traditional layout, which comprises: Generous Hallway, Sitting Room with fireplace and archway opening to the Dining Room, with patio doors opening into the Rear Garden, a good sized refitted Kitchen/Breakfast Room, Lobby leading to Cloakroom, Utility and access to Garage and Rear Garden.

To the first floor, Galleried Landing leading to each of the four double Bedrooms and a large four piece Family Bathroom.

To the outside, the property offers the fantastic private Rear Garden, which stretches over 100ft in length, ideal for the modern family, laid predominantly to lawn and enclosed by walling and natural hedging.

There is also a large patio area, perfect for entertaining and gives access to the Summerhouse, all enjoying the sunny Westerly facing aspect and a useful gated access to the rear, providing access to the play area beyond and for dog walking.





Further features include PVCu Double Glazing, Gas Radiator Heating and generous Driveway to front, providing parking for numerous vehicles, as well as giving access to the Garage, again with hedging to two sides offering a high degree of privacy.

Viewing recommended by the vendors Sole Agents.





















# Floorplan

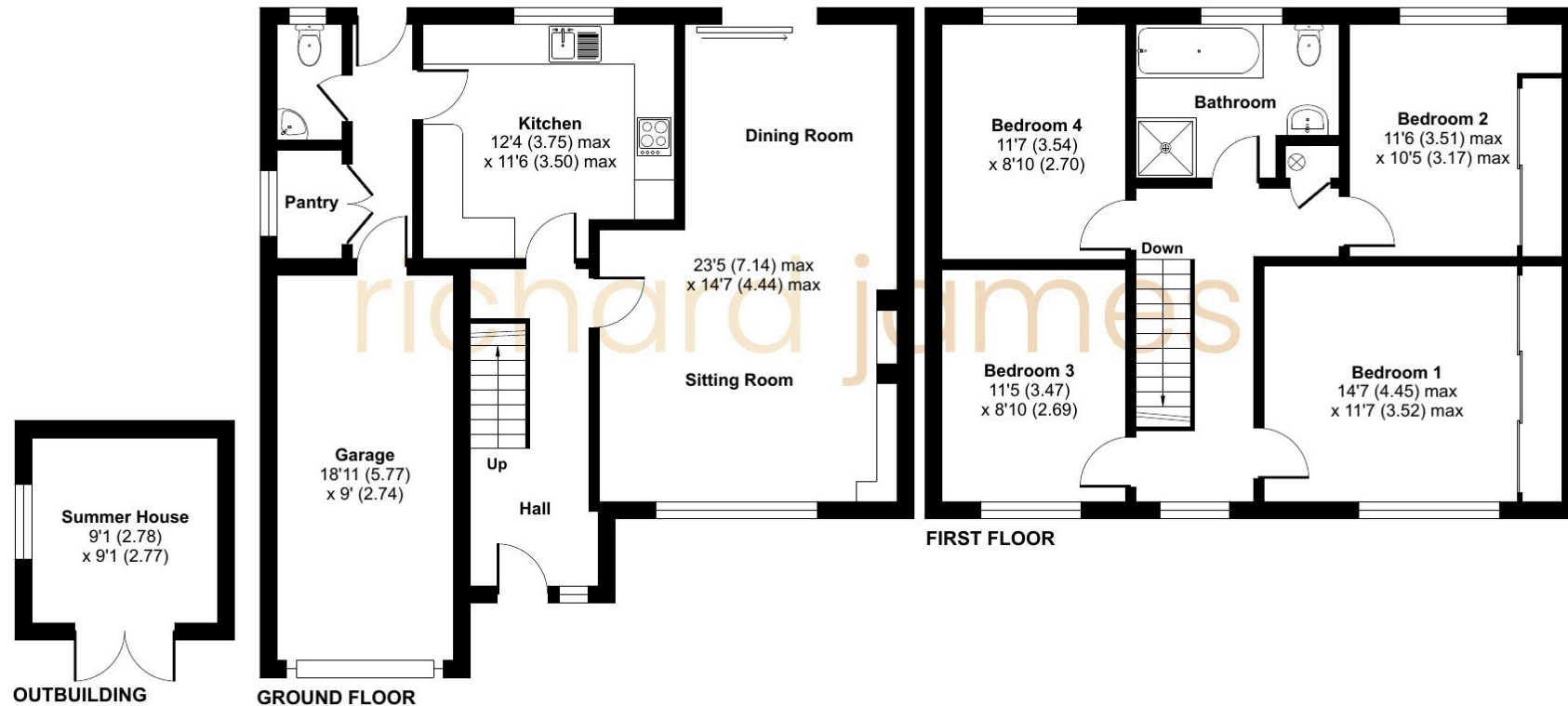
Approximate Area = 1335 sq ft / 124 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



01793 520 720

oldtown@richardjames.uk

101 Victoria Road | Swindon | SN1 3BD

richard james

richardjames.uk