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Abbotsbury Way

St Andrews Ridge, Swindon, SN25 4YA

Guide Price
£290,000 - £300,000





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Freehold | EPC Rating - C

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NO ONWARD CHAIN

Situated in the sought after location of St Andrews Ridge, North Swindon, this well presented three double bedroom home offers generous living space, a versatile layout, and excellent local amenities - ideal for families and professionals.

Upon entering the property, you're welcomed by a hallway with a convenient downstairs cloakroom. The hallway leads through to a spacious lounge, providing a comfortable area for relaxation, and flows into a light-filled conservatory, perfect for use as a second sitting room, dining area or home office.

The property also benefits from a modern kitchen diner situated just off the lounge, ideal for entertaining or family mealtimes.



Scan here

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Kitchen
breakfast
room





Upstairs, the home offers three well proportioned double bedrooms, all featuring built in wardrobes for practical storage. A family bathroom completes the first floor accommodation.

Externally, the property features a single garage with driveway parking to the front, and to the rear, a private garden laid to lawn and patio, offering a great space for outdoor entertaining or relaxing in the warmer months.

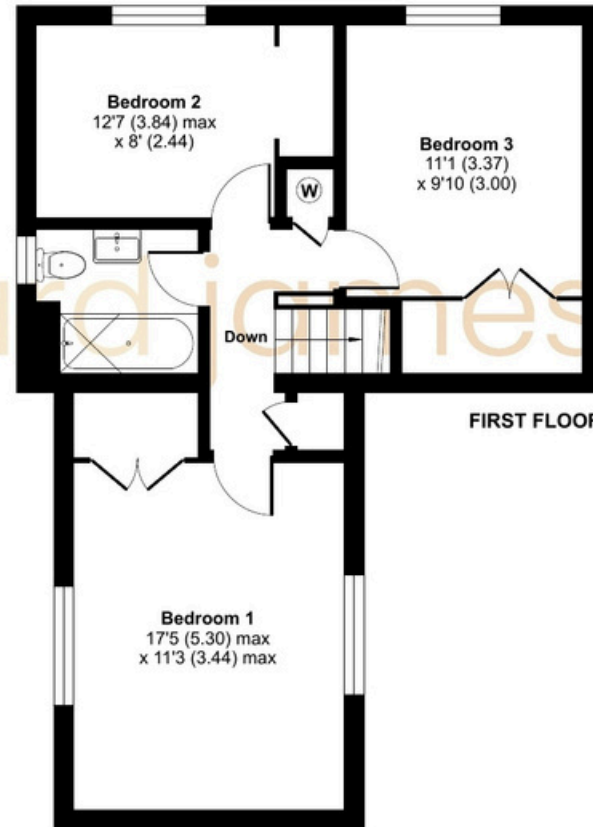
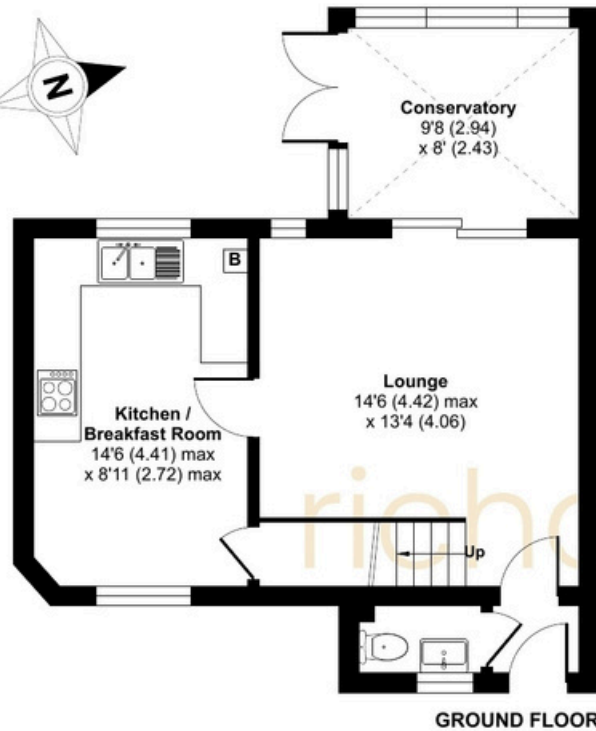
Three
double
bedrooms



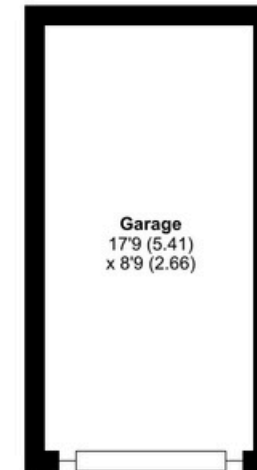


Located close to the A419 for excellent commuter access, the property is also within easy reach of the St Andrews Ridge village centre and the Orbital Retail Park, providing a wide range of shops, eateries, and amenities.

This home is in good order throughout and ready to move into. Early viewing is highly recommended.



Approximate Area = 982 sq ft / 91.2 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 1137 sq ft / 105.6 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). © n1che.com 2025. Produced for Richard James Estate Agents Ltd. REF: 1331542

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