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**LOCK & KEY**  
*Estate Agents*



## 9 Forest Road , Melksham, SN12 7AA

Lock and Key independent estate agents are pleased to offer this attractive, very impressive and beautifully laid out four bedroom Edwardian semi-detached property built in 1905 with stunning large rear gardens backing onto pleasant green spaces and beyond situated in one of Melksham's oldest, desirable and most requested roads. It has the classic features, like bay windows, chimney recesses, wood burning stove, high ceilings, windows and much more.

Offering good living proportions throughout the accommodation is arranged over three floors with the ground floor including; a welcoming entrance hall, bay fronted living room with wood burning stove, a dining room with ornate Edwardian style fireplace. From the hall you go into an extended and spacious fitted kitchen, opening into a family room and a useful utility & WC. On the first floor are three bedrooms, a box room/study and a family bathroom with a spacious landing areas, further staircase leading up to the master suite. The master suite has lots of eaves storage, ie built in Sharps wardrobes and an en suite shower room.

Another most notable feature has to be the large rear garden which is mostly laid to lawn with a mixture of shrub and hedge borders creating the boundaries, seating and firepit area, an archway separates the main garden to another area of lawn and another fence and gate area for vegetable. For the adults there is a decent terrace to the rear which is perfect for BBQ's or for simply enjoying a glass of wine after a long day at work! Side gated access and drive parking. Viewing is strongly recommended.

**£450,000**

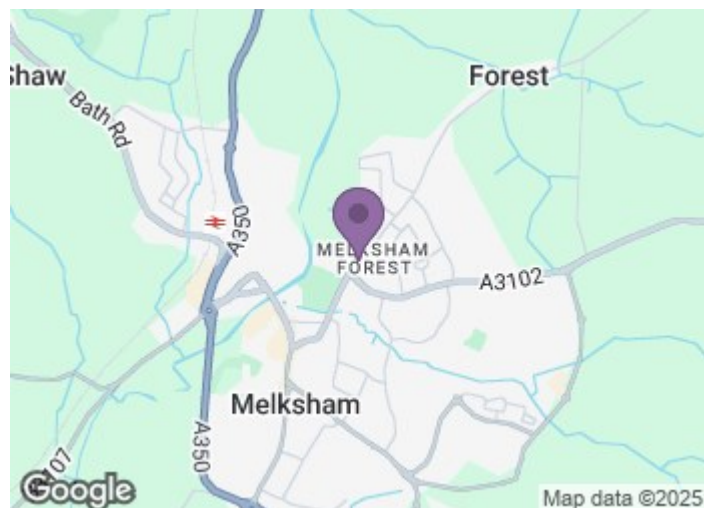
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, Melksham, SN12 7AA



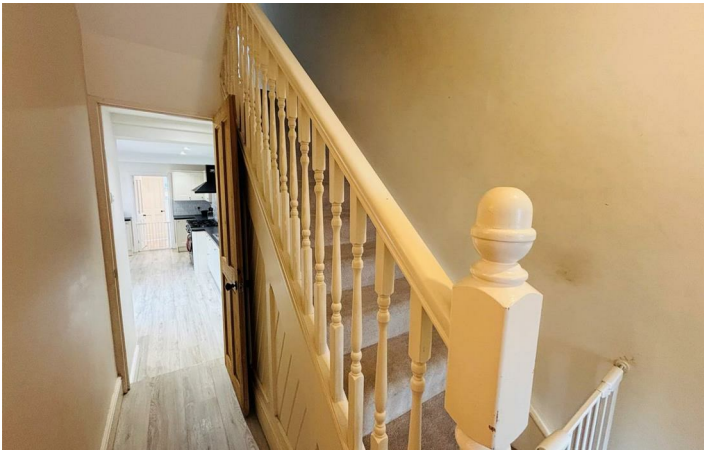
- Beautiful Edwardian Town Villa
- Extended & Spacious Semi Detached
- Built In 1905 In A Highly Favoured Tree Line Road
- Four Bedrooms & Cot Room, En-Suite & Bathroom
- Classic Features Of This Period Home
- Welcoming Hall & Large Landings
- Bay Fronted Living Room & Fire
- Dining Room, Extended Fitted Kitchen
- Family Room & Useful Utility & W/C
- Fabulous Rear Gardens - A Rear Gem!

## Situation



## Directions





Floor Plan



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		