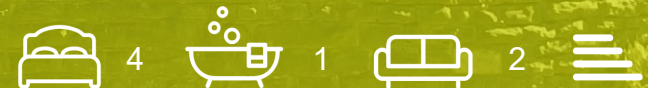




17 Croft Road, Swindon, SN1 4DG

Price Guide £475,000 Freehold





17 Croft Road, Swindon, SN1 4DG

Price Guide £475,000 Freehold

CHAPPELLS ARE DELIGHTED TO OFFER FOR SALE THIS BEAUTIFUL PERIOD HOME, TASTEFULLY RENOVATED BY THE CURRENT OWNER AND OFFERING A DELIGHTFUL BLEND OF CONTEMPORARY LIVING WITH AN ABUNDANCE OF CHARACTER AND CHARM. THE SPACIOUS ACCOMMODATION IS ARRANGED OVER THREE FLOORS. TO THE GROUND FLOOR THERE ARE TWO RECEPTION ROOMS, A CLOAKROOM AND AN OPEN PLAN KITCHEN/DINING ROOM. THE FIRST FLOOR OFFERS TWO LARGE DOUBLE BEDROOMS, A LAUNDRY ROOM AND A STUNNING FOUR PIECE BATHROOM WITH ROLL TOP BATH AND SEPARATE SHOWER AND ON THE SECOND FLOOR THERE ARE TWO FURTHER DOUBLE BEDROOMS. TO THE REAR THE FULLY ENCLOSED GARDEN HAS AN AREA OF ARTIFICIAL LAWN AND A PATIO AND LEADS TO THE LARGE DETACHED GARAGE. THE GARAGE IS PART BOARDED WITH LIGHT AND POWER AND A NEW ROOF. CHARACTER FEATURES INCLUDING, ORIGINAL TILED HALL, TILED FRONT PATH, FIREPLACES, ORNATE COVING, PICTURE RAILS & NEW WINDOWS TO FRONT

DON'T MISS THE CHANCE OF MAKING THIS STUNNING HOME YOUR OWN!

Situation

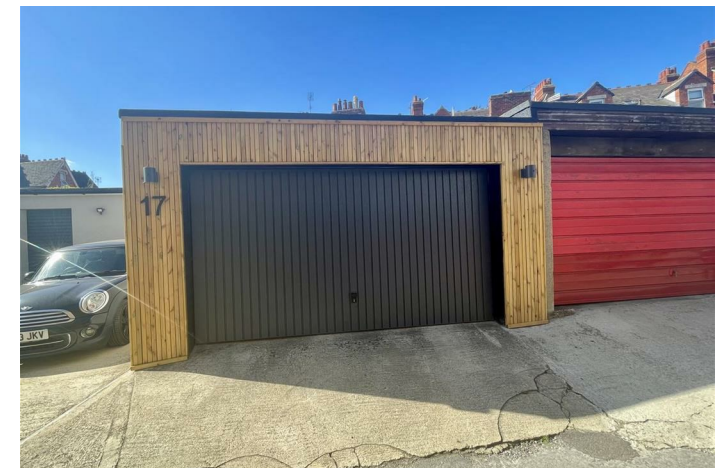
No. 17 is situated at the top of Croft Road in the heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Old Town Gardens with it's bandstand, cafe and beautiful trees is just a few steps away. Old Town has a choice of excellent primary schools and it's own well regarded secondary school. Coate Water Country Park with it's lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- STYLISHLY RENOVATED
- FOUR DOUBLE BEDROOMS
- LARGE DETACHED GARAGE TO REAR
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- FOUR PIECE FIRST FLOOR BATHROOM
- DOWNSTAIRS CLOAKROOM
- BEAUTIFUL PERIOD FEATURES
- ENCLOSED GARDEN

Council Tax Band: E

Viewing Arrangements

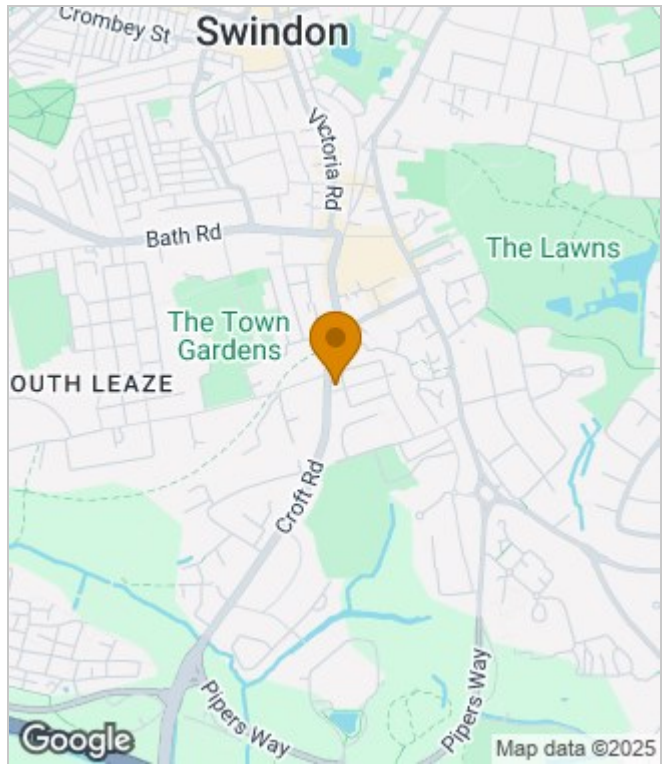
For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com



Floor Plans



Area Map





Energy Performance Graph

Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
92 (plus)	A		
81-91	B		
69-81	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

35-36 Newport Street, Swindon, Wiltshire, SN1 3DF  01793 6180  sales@chappells.uk.com www.chappells.uk.com

