



25 Derwent Drive, Upper Stratton, Swindon, SN2 7NL

Guide Price £360,000

Charles Harding are pleased to offer for sale this extended and Spacious Four-Bedroom Semi-Detached Chalet Style Bungalow situated in the highly sought after Upper Stratton area of Swindon.

The ground floor accommodation comprises, Entrance Hall, Spacious Living Room leading into a bright and spacious dining room overlooking the rear garden, with dual-aspect patio doors flooding the room with natural light, a modern fitted Kitchen with built-in hob, eye-level oven, and breakfast bar, a further sitting room formerly the second bedroom, a generously sized master bedroom and a three piece bathroom featuring a corner bath.

A staircase from the hallway leads to the annexe accommodation. The first floor offers a cosy sitting room, a fitted kitchen, two well-proportioned bedrooms (Bedrooms Three and Four), and a modern three-piece bathroom suite,

The property further benefits from uPVC double glazing and gas-fired radiator central heating throughout.

Block paved Driveway with stone chipped area leading to a Detached Garage. Enclosed, low-maintenance rear garden with stone chippings and a patio area.

Offering great access to the A419 and M4. Great transport links to the Greenbridge Retail Park, North Swindon Orbital Centre and Swindon Town Centre. Close to local shops and amenities.

This property provides flexible, versatile accommodation throughout, and an internal viewing is strongly advised to fully appreciate what it offers.

Council Tax Band - C







Disclaimer: While we have made every effort to make our sales particulars reliable and accurate, please be aware that they are only a general guide to the property and do not form part of any contract or offer. We suggest that any prospective buyer gains verification from their solicitor. Measurements and Services: The approximate room sizes on these details are intended as a guide only and the buyer is advised to verify the dimensions carefully before legal completion. Please note that CHARLES HARDING ESTATE AGENTS have not tested any of the equipment or appliances in this property and cannot verify that they are in working order.

#### North Swindon

Unit 2, Greencote House, Redhouse Village,  
Redhouse, Swindon SN25 2NT

Call: 01793 734001

Email: [simon.gunner@charles-harding.co.uk](mailto:simon.gunner@charles-harding.co.uk)

#### Royal Wootton Bassett

31 High Street, Royal Wootton Bassett,  
Wiltshire SN4 7AF

Call: 01793 674788

Email: [simon.gunner@charles-harding.co.uk](mailto:simon.gunner@charles-harding.co.uk)

#### Town Centre

8/9 Commercial Road,  
Swindon, SN1 5NF

Call: 01793 430588

Email: [mark@charles-harding.co.uk](mailto:mark@charles-harding.co.uk)

#### Old Town

37 Wood Street,  
Swindon SN1 4AN

Call: 01793 641857

Email: [jon@charles-harding.co.uk](mailto:jon@charles-harding.co.uk)

#### Gorse Hill

71 Cricklade Road,  
Swindon SN2 1AA

Call: 01793 535872

Email: [lee.thrush@charles-harding.co.uk](mailto:lee.thrush@charles-harding.co.uk)

Registered Office: Old Station House, Station Approach, Newport Street, Swindon SN1 3DU

Registered in England and Wales

Registered No: 5111365

VAT No. 836 8044 13





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>

126.8 m<sup>2</sup>  
1365 ft<sup>2</sup>

Reduced headroom

9.3 m<sup>2</sup>  
100 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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