

CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Southdown

Wanborough

SN4 0DB

Guide Price £635,000

1A, Southdown, Wanborough, Swindon, Wiltshire, SN4 0DB

An exceptional and individual detached bungalow set in a private road within the highly sought after village of Wanborough. With generous accommodation throughout, the property offers three double bedrooms, luxury bathroom, additional shower room, a cosy living room with attractive fireplace, kitchen/breakfast room, separate dining room and conservatory opening out onto a totally private West facing rear garden. In addition the property has an integral garage with additional driveway parking and gas radiator central heating. Being offered with no onward chain, early viewing is highly recommended to avoid disappointment.

ENTRANCE: Access via half uPVC double glazed door with side panels opening to:
ENTRANCE HALL: Laminate wooden flooring. Radiator. Spotlights. Opening to:
INNER HALLWAY: Understairs storage cupboard. Access to first floor split level landing.
SITTING ROOM: 21' x 16'5" (6.4m x 5m)
uPVC double glazed window to rear. Radiator. Double glazed door to:
CONSERVATORY: 17'5" x 9' (5.3m x 2.74m)
Tiled flooring. Radiator. uPVC double glazed patio doors to rear. Light and power.
DINING ROOM: 13'9" x 10'8" (4.2m x 3.25m)
uPVC double glazed door to rear and window to side. Laminate wooden flooring. Radiator.
KITCHEN/BREAKFAST ROOM: 11'10" x 10'10" (3.6m x 3.3m)
Fitted with a range of wall and base units with brass fittings. Laminate work surfaces with tiled splashbacks. Inset 1 1/2 bowl sink with chrome mixer tap. Utility space and plumbing for washing machine and dishwasher. Free standing cooker with extractor hood and downlight over. Tiled flooring. uPVC double glazed window and door to side. Spotlights. Radiator.
BEDROOM 1: 12'2" x 10'10" (3.7m x 3.3m)
uPVC double glazed window to front. Radiator.
BATHROOM: Five piece white suite comprising feature bath. Bidet. Low level wc. Pedestal wash hand basin. Corner shower cubicle accessed via glass door with mains fed wall mounted shower. Partly tiled walls. Tiled flooring. Obscure uPVC double glazed window to side. Spotlight. Extractor fan. Radiator.
FIRST FLOOR LANDING: Velux window.
BEDROOM 2: 15'9" x 13'9" (4.8m x 4.2m)
Velux window to side. Eaves storage. Radiator.
BEDROOM 3: 15'9" x 6'7" (4.8m x 2m)
Built in wardrobe. Velux window to side. Radiator. Eaves storage.
SHOWER ROOM: White suite comprising corner shower cubicle accessed via glass door with mains fed wall mounted shower. Low level wc. Pedestal wash hand basin with chrome taps. Partly tiled walls. Tiled flooring. Velux window to side. Extractor fan. Spotlight. Radiator.
OUTSIDE: To the front is a dropped kerb giving access to driveway enclosed by mature bushes. Area of lawn with flower borders. Gated side access.
REAR GARDEN: Totally private West facing garden. Enclosed with mature bushes. Paved patio areas and range of mature flower/shrub borders.
NOTE: Council Tax Band: F





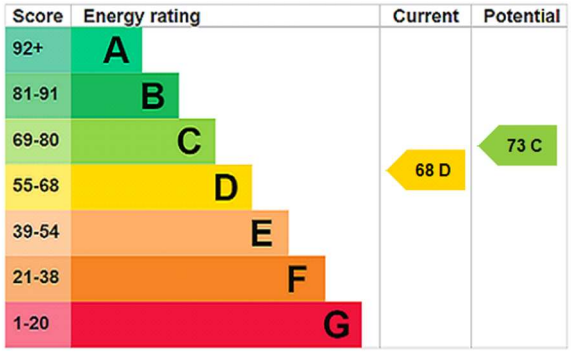





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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.