



CHARLES HARDING

ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT

Sandown Avenue

Lakeside

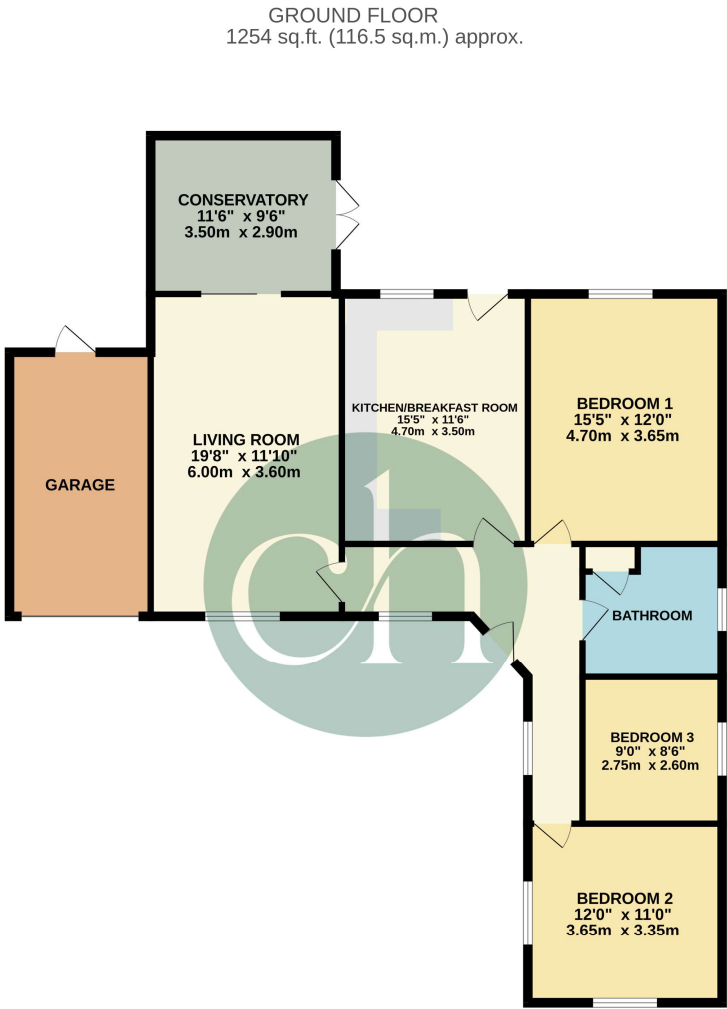
SN3 1QQ

Guide Price £650,000

39 Sandown Avenue, Lakeside, Swindon, Wiltshire, SN3 1QQ

An exceptional detached bungalow, beautifully presented both inside and out, located in the highly sought after Lakeside area on the outskirts of Old Town. A bright and welcoming entrance hall gives access to all rooms including a modern kitchen/dining room with a range of built in appliances, living room opening into the conservatory, three good sized bedrooms and a modern white bathroom suite. Externally there is a neatly landscaped mature rear garden offering a high degree of privacy, attached garage and additional driveway parking to the front. Early viewings are highly recommended to fully appreciate the property and its surroundings.

ENTRANCE: Access via uPVC double glazed door with side panels to:
ENTRANCE HALL: Wooden flooring. Floor to ceiling uPVC double glazed window to front. Radiator.
LIVING ROOM: 19'8" x 11'10" (6m x 3.6m)
Laminate wooden flooring. Radiators. TV aerial point. uPVC double glazed window to front. Sliding patio door to:
CONSERVATORY: 11'6" x 9'6" (3.5m x 2.9m)
Laminate wooden flooring. uPVC double glazed patio door to side.
KITCHEN/BREAKFAST ROOM: 15'5" x 11'6" (4.7m x 3.5m)
uPVC double glazed door and windows to rear. Fitted with a range of cream high gloss wall and base units. Inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap. Inset 4 ring electric hob with stainless steel extractor hood and downlight over. Double electric oven. Integrated fridge, freezer and dishwasher. Utility space and plumbing for washing machine. Loft access. Laminate wooden flooring. Radiator.
MASTER BEDROOM: 15'5" x 12' (4.7m x 3.66m)
Laminate wooden flooring. uPVC double glazed window to rear. Radiator.
BEDROOM 2: 12' x 11' (3.66m x 3.35m)
uPVC double glazed windows to front and side. Radiator.
BEDROOM 3: 9' x 8'6" (2.74m x 2.6m)
uPVC double glazed window to side. Radiator.
BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with chrome mixer tap. Low level wc. Corner shower cubicle accessed via glass door with electric wall mounted shower. Radiator. Obscure uPVC double glazed window to side.
OUTSIDE: To the front is a large block paved driveway and shaped lawn area.
REAR GARDEN: Beautiful mature garden being fully enclosed and not overlooked. Paved patio to the rear of the property leading to lawn with footpath to the rear. Range of mature shrubs, trees and bushes to the sides. Shed.
GARAGE: Attached to the side with up and over door to the front.
NOTE: Council Tax Band: D



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.