



4 Bedroom Detached House

The Forum, Westlea, Swindon, SN5 7DQ

Offers in Excess Of £415,000

**mcfarlane**  
property.com

## 4 Bedroom Detached House West Swindon

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- IMPOSING FOUR BEDROOM DETACHED PROPERTY
  - SPACIOUS CORNER PLOT
  - SOUGHT AFTER BACKWATER LOCATION
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- SPACIOUS EXECUTIVE FOUR BEDROOM DETACHED PROPERTY - QUIET BACKWATER LOCATION IN WEST SWINDON - SIDE & REAR EXTENSION PLANNING GRANTED - LARGE GARAGE - LARGE PLOT - VIEWING ESSENTIAL -

A rare opportunity to acquire an imposing four bedroom executive detached residence which occupies a quiet backwater location in West Swindon. Planning permission has been granted for a side extension (single/double storey) and/or rear extension (single storey). All local amenities are close by, including good transport links, easy M4 access and excellent schools. Situated in this select cul-de-sac, parking is plentiful upon arrival with the open sweeping driveway approach. The property itself offers spacious accommodation throughout comprising: Entrance Hallway, Cloakroom, Lounge, Dining Room, Fitted Kitchen, Landing, Four Bedrooms and Family Bathroom. Additional benefits include Gas Central Heating and Double Glazing. Standing in a mature large plot with plentiful access to both sides this property must be viewed.

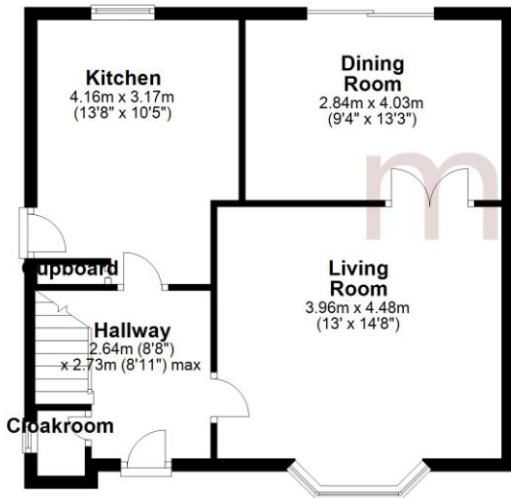




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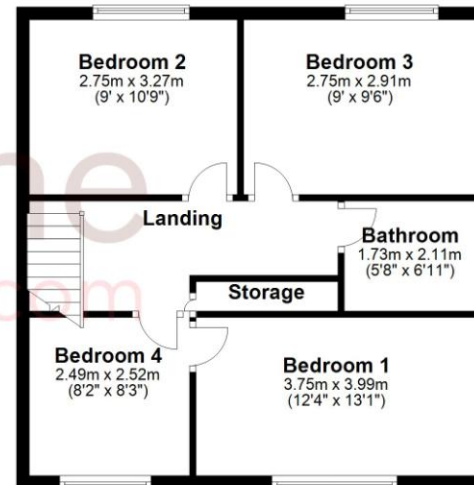
### Ground Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



### First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 132.9 sq. metres (1430.8 sq. feet)

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**Tim Stanley**

Sales Manager, Cricklade



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#### Swindon.

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Swindon SN1 4AB

☎ 01793 611841

#### Cricklade.

102 High Street  
Cricklade SN6 6AA

☎ 01793 751044

#### Marlborough.

106 High Street  
Marlborough SN8 1LT

☎ 01672 514380

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements