



37a Lytchett Way, Swindon

Swindon

£285,000

msfarlane

# 37a Lytchett Way

Swindon, SN3

Located in the sought-after SN3 area, this three-bedroom end-of-terrace home offers space, comfort, and convenience. Features include a well-appointed kitchen, a spacious living/dining room with French doors to the garden, a garage with internal access, and driveway parking. Close to transport links, schools, and green spaces.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- GARAGE & DRIVEWAY
- THREE BEDROOMS
- WELL MAINTAINED REAR GARDEN
- SN3 LOCATION
- WELL APPOINTED KITCHEN AND BATHROOM





## 37a Lytchett Way

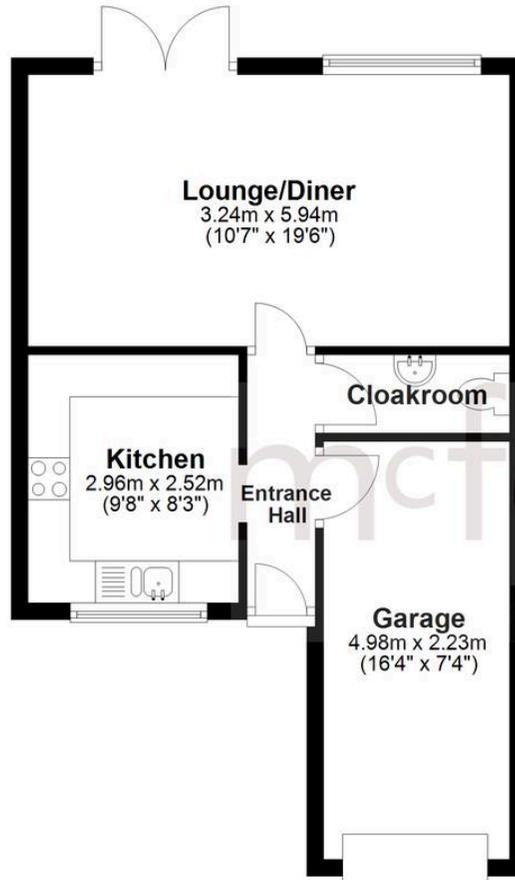
Swindon, SN3

Located in the sought after SN3 area, this beautifully presented three bedroom end-of-terrace home offers the perfect balance of style, space, and convenience. Ideal for families and professionals alike, the property boasts excellent transport links, with easy access to the A419 and Junction 15 of the M4, as well as local amenities, schools, and accessible green spaces. Upon entering, you are welcomed by an entrance hall, leading to a well-appointed kitchen, thoughtfully designed to maximise both storage and functionality. The spacious living and dining room offers an inviting atmosphere for relaxation and entertaining, complemented by French doors that seamlessly extend the living space into the private rear garden. A practical and convenient feature of this home is its internal access to the garage, providing additional storage solutions and versatility. Upstairs, the first floor boasts a generously sized master bedroom, alongside two further well-proportioned bedrooms, all designed to offer comfort and flexibility. The modern family bathroom is a great space, combining practicality with contemporary fittings. Further benefits include driveway parking



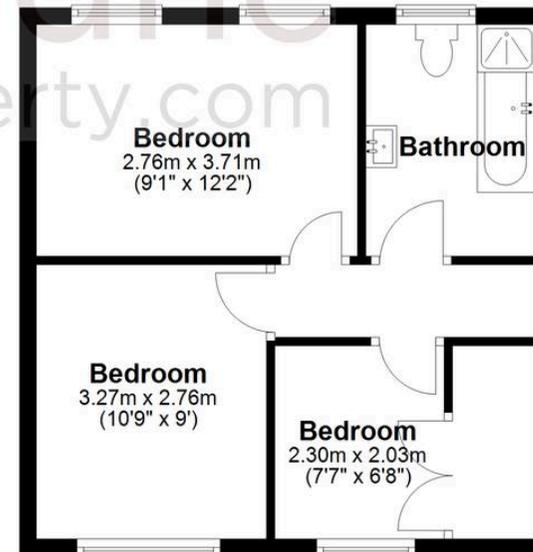
### Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 sq. feet)

## McFarlane Sales & Lettings

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