



56 Grosvenor Road, Kingshill, Swindon, SN1 4LU

Guide Price £360,000-£380,000

richard james



## Grosvenor Road

Kingshill

Freehold | EPC Rating - C



Located on the ever-popular Grosvenor Road in Swindon's Old Town, this impressive four-bedroom semi-detached home offers a perfect blend of space, style, and practicality.

At the heart of the home is the beautifully extended kitchen-diner, creating a fantastic space for entertaining and family life, with plenty of room for cooking, dining, and relaxing.

To the front, a cosy lounge provides a separate living area, while a convenient downstairs shower room adds to the home's functionality.

Upstairs, there are four bedrooms, including three generous doubles and a comfortable single, ideal for a home office or nursery.

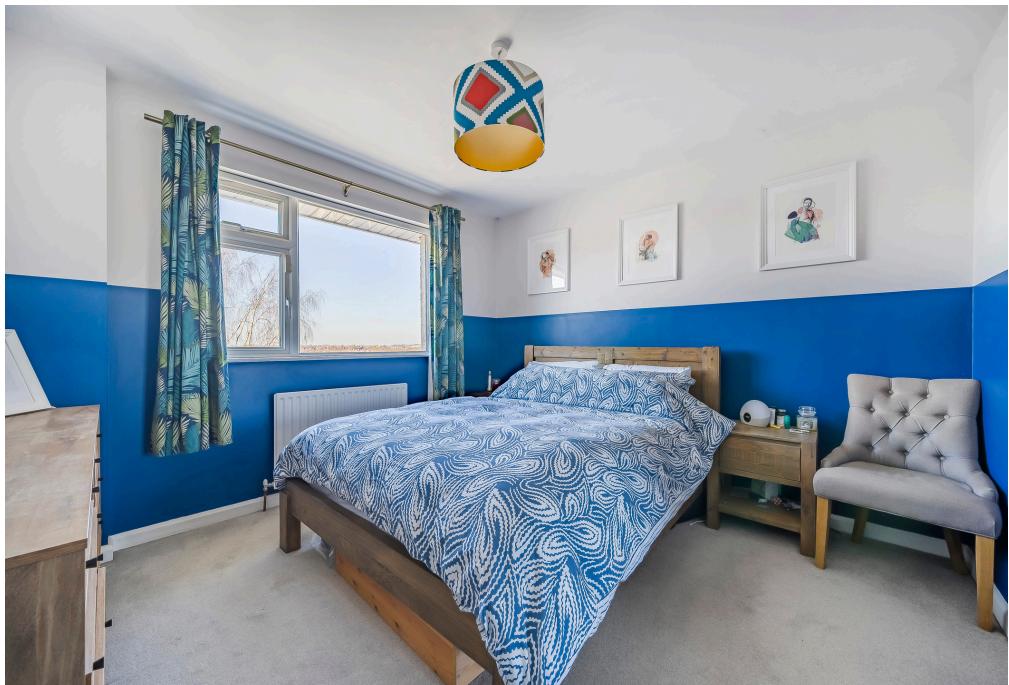
The landscaped rear garden is a real highlight, offering plenty of space to enjoy the outdoors – and even comes complete with a hot tub! At the front, driveway parking and a garage provide excellent practicality.



Situated in the heart of Old Town, this home is just a short walk from local shops, cafés, bars, and green spaces, making it ideal for families and professionals alike.

Early viewing is highly recommended!











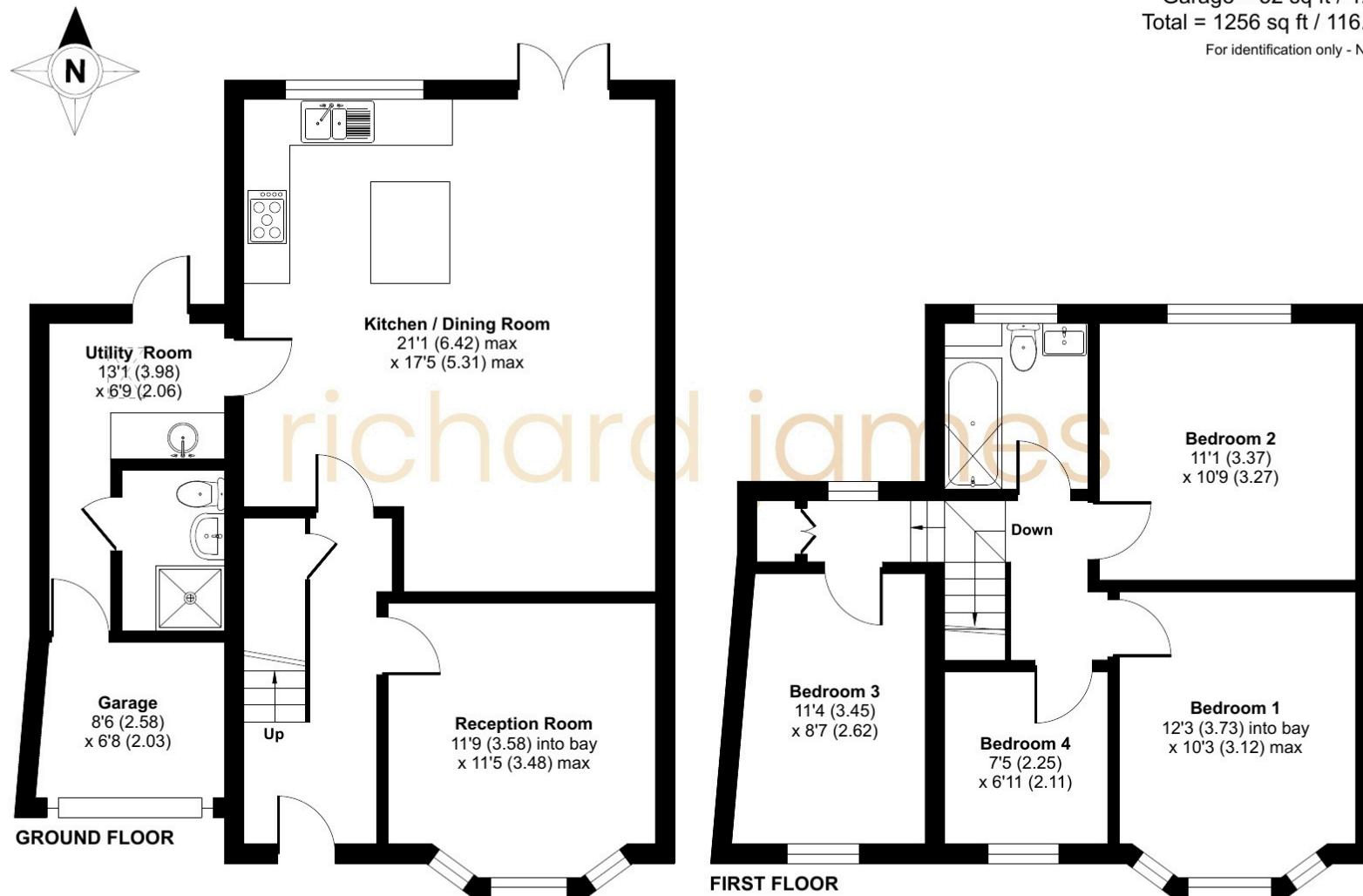
# Floorplan

Approximate Area = 1204 sq ft / 111.8 sq m

Garage = 52 sq ft / 4.8 sq m

Total = 1256 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with DPCO Drawing Management and Edition

**07460 922 221**

[izzybowles@richardjames.uk](mailto:izzybowles@richardjames.uk)

101 Victoria Road | Swindon | SN1 3BD

**richard james**

[richardjames.uk](http://richardjames.uk)