



For Sale  
mcfarlane  
01753 611111

34 Caulfield Road, Swindon

Swindon

£265,000

mcfarlane



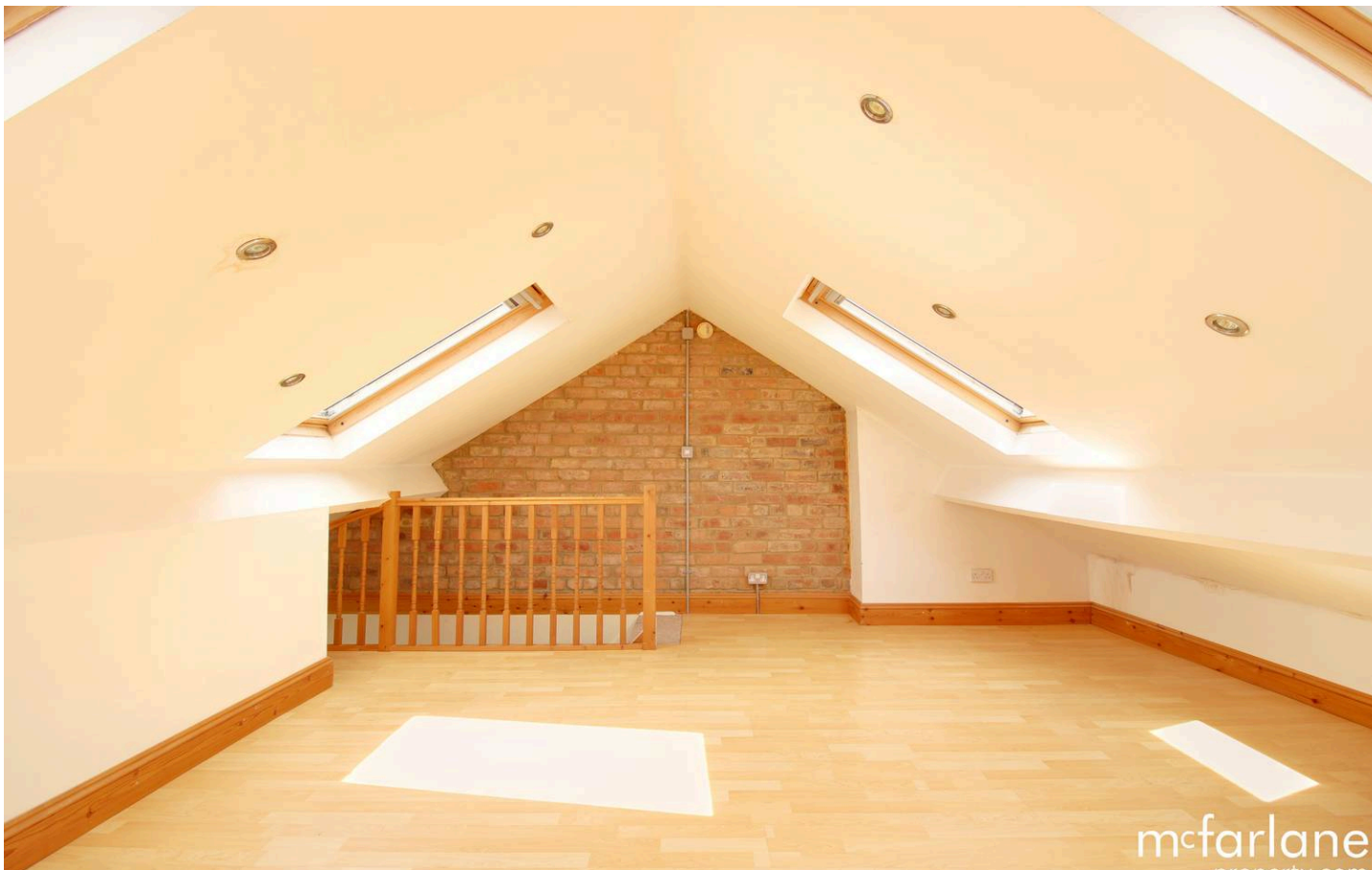
## 34 Caulfield Road

Swindon, SN2

Tucked away just off the popular Cricklade Road, this beautifully presented three bedroom semi-detached home is a great opportunity, offering the added benefits of a private garage and off-road parking—a true rarity for this location. Step inside to a generously sized entrance hall that sets the tone for the spacious and well appointed layout. At the front of the property, a bay-fronted living room provides a light space, seamlessly flowing into the dining area ideal for entertaining, French doors open directly from the dining area onto a well-maintained rear garden. The kitchen is a practical area of the home, featuring ample worktop space and a five-ring gas cooker. On the first floor, you'll find two well-proportioned bedrooms and a shower room. The top floor reveals a converted loft room, currently used as a third bedroom, offering flexibility for growing families or home working. Located just a short stroll from local shops, schools, and amenities, this property presents a fantastic opportunity for families or professionals seeking space and convenience. Early viewing is highly recommended.







## 34 Caulfield Road

Swindon, SN2

Three-bed semi just off popular Cricklade Road with rare garage and off-road parking. Features bay-fronted lounge, dining area with French doors to garden, spacious kitchen with five-ring gas hob, two first-floor bedrooms, shower room, and loft-converted third bedroom. Close to amenities.

Council Tax band: C

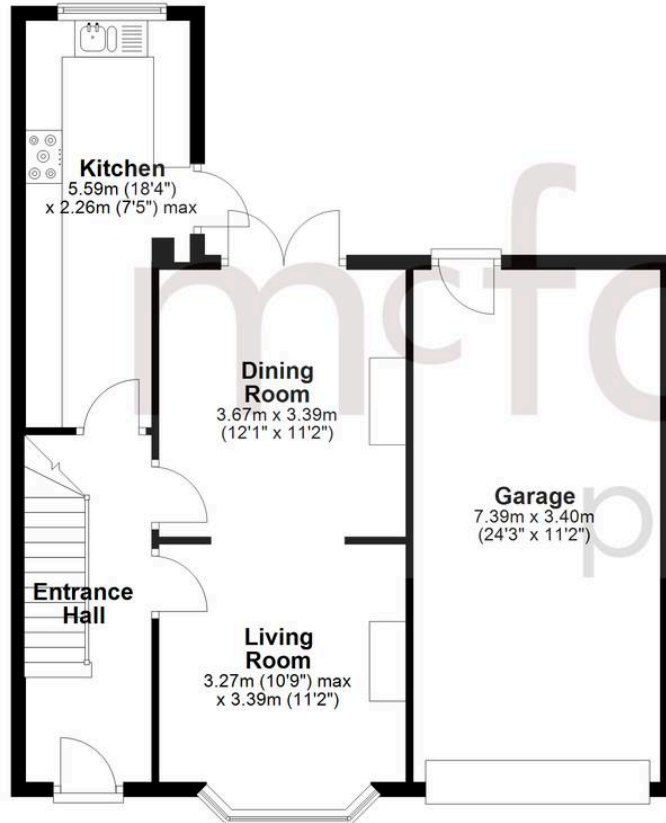
Tenure: Freehold



- SEMI DETACHED PROPERTY
- POPULAR SN2 LOCATION
- GARAGE AND DRIVEWAY PARKING
- WELL MAINTAINED GARDEN
- BAY FRONTED PROPERTY
- LOFT CONVERSION

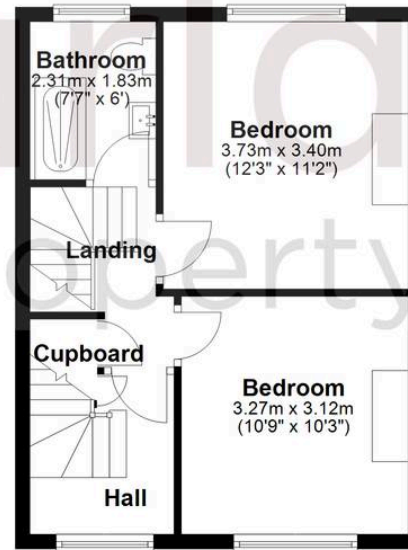
### Ground Floor

Approx. 70.7 sq. metres (760.5 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



### Second Floor

Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 136.7 sq. metres (1471.0 sq. feet)

## McFarlane Sales & Lettings

McFarlane Sales & Letting Ltd, 28-30 Wood Street – SN1 4AB

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