



**Winlaw Close, Shaw – SN5 5WX**  
West Swindon

In Excess of **£400,000**  
**mcfarlane**  
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## 23 Winlaw Close

Shaw, West Swindon

A stunning detached family home in a much coveted cul-de-sac setting in Shaw West Swindon. This lovely home has been lovingly cared for and updated, the accommodation is bright and airy with light bespoke kitchen breakfast room. There is the opportunity to alter and extend with a generous plot and integral garage subject to planning and building regs).

There is also **NO ONWARD CHAIN** with this property.

A summary of accommodation briefly comprises: Entrance Hallway, Cloakroom, Living Room, Dining Room, Kitchen / Breakfast Room. There is also an Integral Garage (door from kitchen).

The First Floor comprises: Four Generous Bedrooms, this is presented as Master Bedroom with (modernised) Ensuite Shower Room, Two Further DOUBLE BEDROOMS and a Generous Single Bedroom. There is also a Modern Family Bathroom.

Externally there is a Rear Garden that has been Landscaped and boasts a lovely Expansive Patio Seating Area and + Generous Lawned Area with Central Herbaceous Circular Border.

Driveway with Off Road Parking for Two Cars.

Single Integral Garage with up and Over Door.

uPVC Double Glazing and gas Fired Central Heating.



# Winlaw Close

Shaw, West Swindon

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Detached Family Home
- Updated and Well Presented
- FOUR GENEROUS Bedrooms
- Ensuite Shower to Master Bedroom
- Bright and Airy Accommodation Throughout
- Overlooking Green to Front
- Cul-De-Sac Position

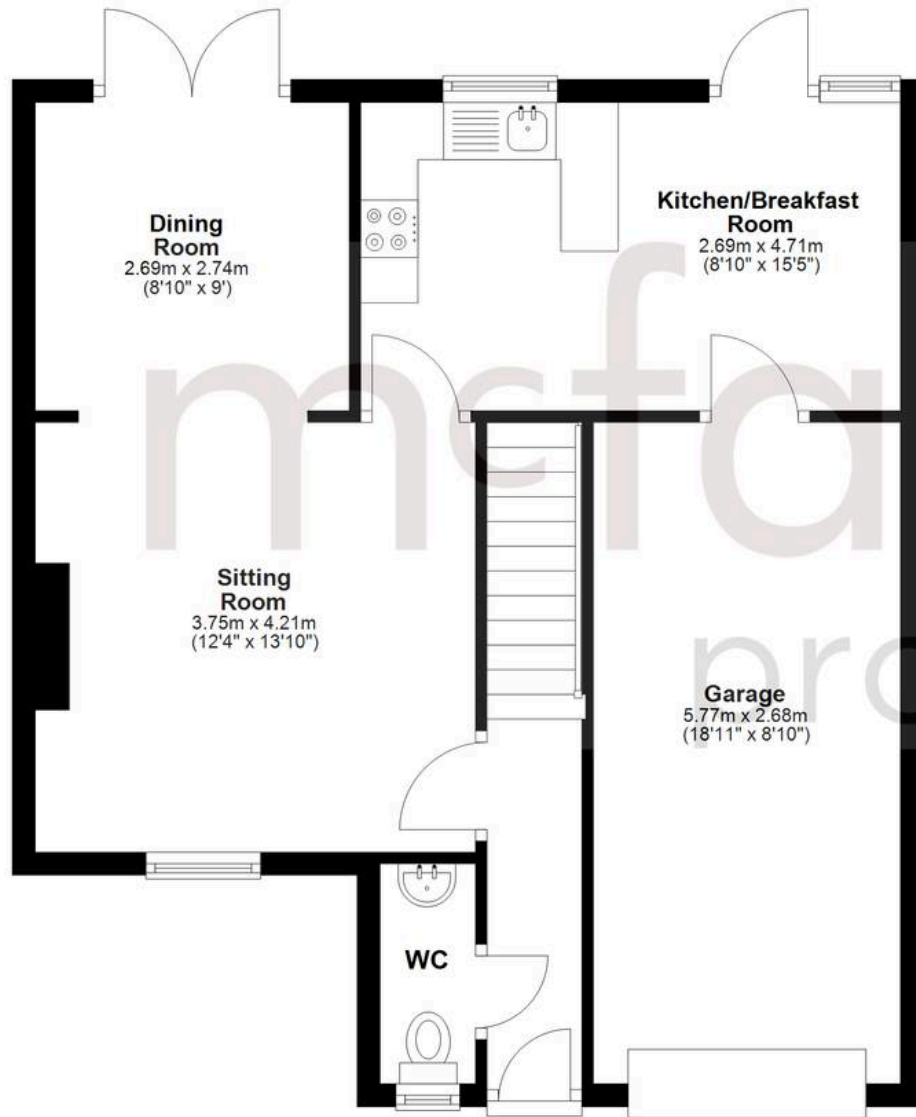


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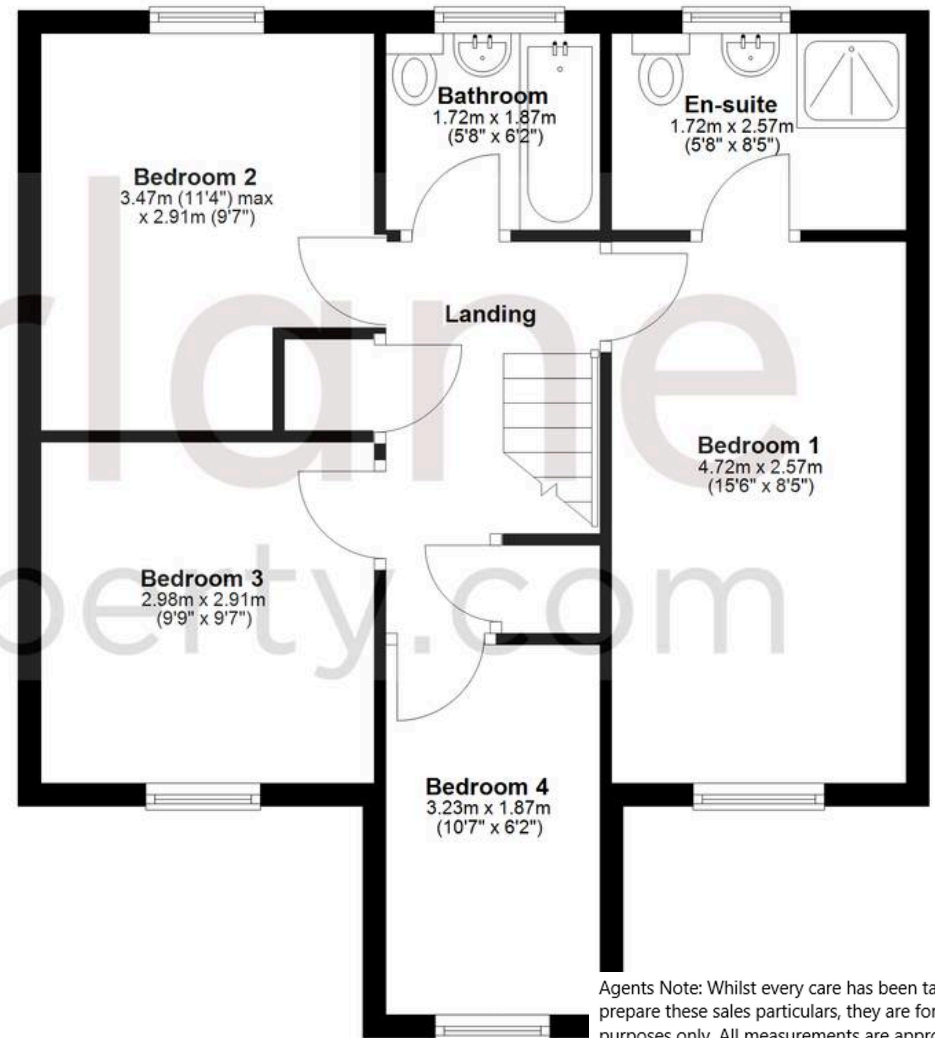
## Ground Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



## First Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 113.1 sq. metres (1217.2 sq. feet)

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.