



**Connells**

Thames Avenue  
Swindon



### Property Description

Nestled in the ever-popular Greenmeadow area of North Swindon, this beautifully presented three bedroom family home offers generous living accommodation, excellent outside space, and practical features that make it ideal for a growing family.

Upon entering, you are greeted by an entrance porch leading into a welcoming entrance hall, setting the tone for the spacious layout throughout. The heart of the home is the impressive 22ft lounge/diner, a bright and versatile space perfect for both relaxing and entertaining. Adjacent is a well-appointed kitchen, offering ample cupboard and worktop space, which flows seamlessly into the conservatory—a fantastic additional reception area overlooking the garden.

To the first floor, you will find three well-proportioned bedrooms, all served by a modern family bathroom finished to a contemporary standard.

Externally, the property boasts an enclosed rear garden, providing a safe and private outdoor space ideal for children, pets, or summer gatherings. To the front, the home benefits from driveway parking along with a rare and highly desirable double garage, offering excellent storage or workshop potential.

Located close to local amenities, schools, and transport links, this home is an excellent opportunity for anyone seeking comfort, space, and convenience in a sought-after Swindon location.

### Ground Floor Accommodation Entrance Porch

Double glazed door to the front aspect. Double glazed window to front and side aspect. Radiator.

### Entrance Hall

Door to the entrance porch. Stairs rising to first floor accommodation. Under stairs storage cupboard. Doors to lounge/diner and kitchen. Radiator.

### Lounge/Diner

22' 5" x 11' 1" ( 6.83m x 3.38m )  
Double glazed window to front aspect. Television point. Telephone point. Archway to conservatory. Radiator.

### Kitchen

11' 1" x 7' 2" ( 3.38m x 2.18m )  
Double glazed window to side aspect. Double glazed door to the rear garden. Fully fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Sink and drainer unit. Built in electric oven and 6 ring gas hob with extractor hood over. Tiling to water sensitive areas. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator.

### Conservatory

11' 1" x 8' 7" ( 3.38m x 2.62m )  
UPVC double glazed conservatory with windows to rear access. Double glazed French doors to garden. Laminate flooring. Television point. Radiator.

### First Floor Accommodation First Floor Landing

Double glazed window to side aspect. Stairs rising from ground floor accommodation. Access to loft space. Doors to bedrooms and bathroom.

### Bedroom One

11' 2" x 10' 10" ( 3.40m x 3.30m )  
Double glazed window to the rear aspect. Television point. Radiator.

## Bedroom Two

11' x 9' 10" ( 3.35m x 3.00m )  
Double glazed window to front aspect point.  
Radiator.

## Bedroom Three

8' x 7' ( 2.44m x 2.13m )  
Double glazed window to side aspect. Built in wardrobe. Radiator.

## Bathroom

Obscure double glazed window to side aspect. Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Fully tiled walls. Heated towel radiator.

## External Features Front Garden

Block paved driveway. Mainly laid to gravel with path to front door. Outside light.

## Rear Garden

Enclosed by wood panelled fencing with personal door into the garage. The garden is laid mainly to gravel with a paved patio area, lawn area, two decorative circular patio areas, outside light and two garden sheds.

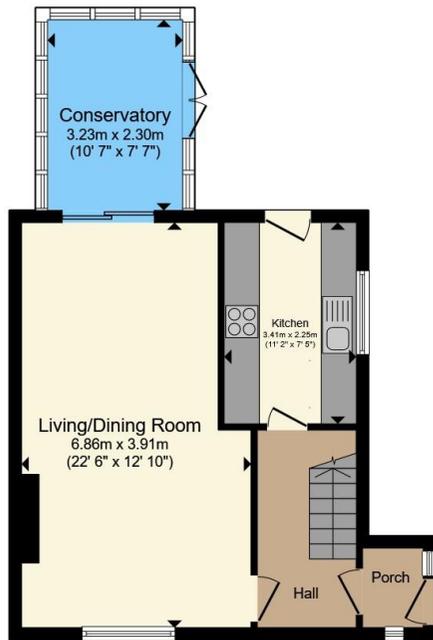
## Double Garage

18' 3" x 9' 1" ( 5.56m x 2.77m )  
Metal up and over door. Power and light connected. Plumbing for appliances.

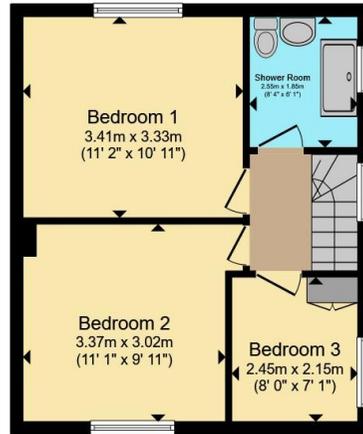
## Studio

18' 3" x 8' 10" ( 5.56m x 2.69m )  
Two doors to the garage

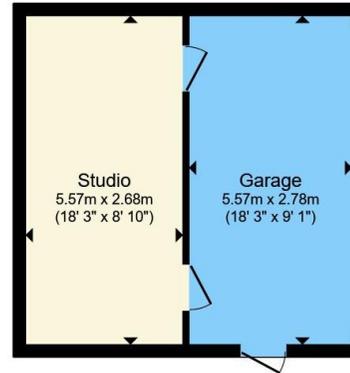




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 118.6 m<sup>2</sup> (1,277 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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