

for sale

£490,000



## Conference Road SWINDON SN1 7ER

This beautifully presented, detached 4 bedroom family home has lots to offer in terms of comfort and style. Located in a great position for commuting, this property really does have something for everyone. Viewing is highly recommended to appreciate everything this property has to offer!



# Conference Road SWINDON SN1 7ER

## Ground Floor Accommodation

### **Entrance Hall**

Access to Living Room, Open Plan Kitchen / Diner, Cloakroom, Stairs to First Floor, Storage Cupboard,

### **Cloakroom**

Double Glazed Window to Side, WC, Wash Hand Basin, Tiled to Water Sensitive Area, Radiator

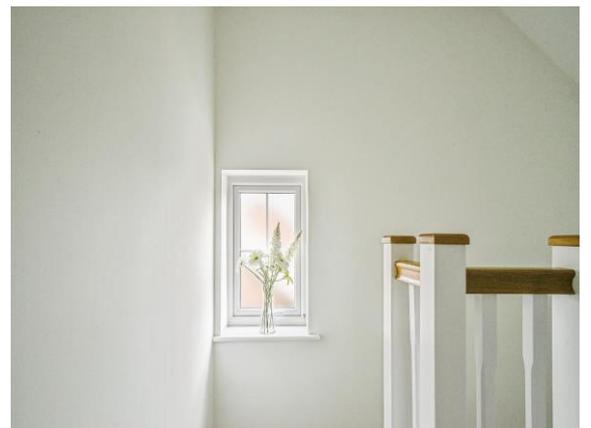
### **Living Room**

Double Glazed Window to Front, Radiator

### **Kitchen / Dining Room**

Dining Room: Double Glazed Window & French Doors to Rear Garden, Radiator

Kitchen: Modern Range of Wall and Base Units with Work Surface and Matching Up Stands Over, Matching Kitchen Island, Inset Sink with Mixer Tap, Built In Double Oven, Induction Hob with Extractor Hood Over, Glass Splash Back, Integrated Fridge/Freezer, Integrated Dishwasher, Space and Plumbing for Washing Machine, Spot Lights



## First Floor Accommodation

### **Landing**

Double Glazed Window to Side, Access to Bedrooms 2,3 & 4, Access to Family Bathroom, Storage Cupboard, Stairs up to Second Floor

### **Bedroom 2**

Double Glazed Window to Rear, Built In Wardrobe, Radiator

### **Bedroom 3**

Double Glazed Window to Front, Built In Wardrobe, Radiator

### **Bedroom 4**

Double Glazed Window to Rear, Built In Wardrobe, Radiator

### **Bathroom**

Obscure Double Glazed Window to Front, Three Piece Suite Comprising of WC, Wash Hand Basin and Panel Bath with Shower and Screen Over, Chrome Heated Towel Rail, Tiled to Water Sensitive Areas

## Second Floor Accommodation

### **Bedroom 1**

Dual Aspect Velux Style Double Glazed Windows to Front and Rear, Door to En-Suite, Radiator

### **En-Suite**

Velux Style Window to Rear, Three Piece Suite Comprising of WC, Pedestal Sink and Shower Enclosure, Heated Towel Rail

## External Features

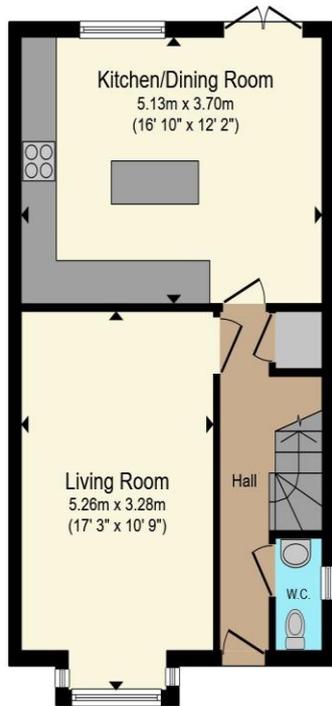
### **Rear Garden**

Private and Enclosed via Fence Panels, Low Maintenance Garden Mostly Laid to Lawn with Patio Area

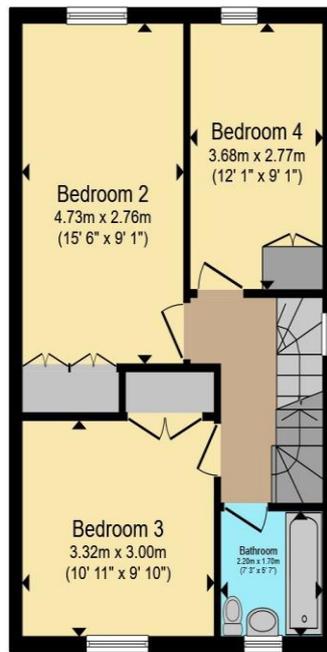
### **Parking**

Driveway Parking and Garage to the Side of the Property

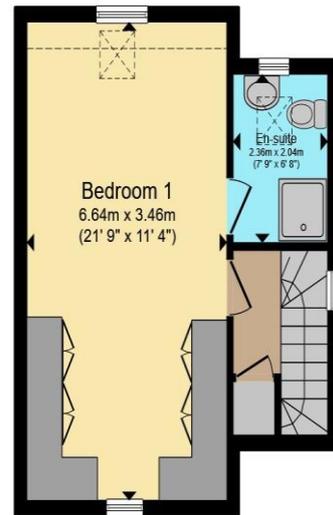




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 119.5 m<sup>2</sup> (1,286 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01793 461757**  
**E [swindonoldtown@connells.co.uk](mailto:swindonoldtown@connells.co.uk)**

3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND103181 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: E

**view this property online [connells.co.uk/Property/SND103181](http://connells.co.uk/Property/SND103181)**



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