



3 Lambourn Avenue  
Swindon

Price Guide £385,000

**HENRY GEORGE**  
TOWN



### 3 Lambourn Avenue, Swindon, Wiltshire SN3 1PU

A Bradley's built 1930's semi detached family home on the much sought Lakeside residential area. The property is well presented throughout and provides two separate, bay

- Semi detached property
- Popular tree lined Avenue
- Well presented
- Two reception rooms
- Three bedrooms
- Newly fitted bathroom
- Garage



fronted, generous reception rooms, kitchen, laundry room and cloakroom with w.c. Upstairs provides three bedrooms and newly fitted family bathroom. Garage. Driveway parking (capable of fitting c. 4 vehicles) and enclosed rear garden. Extension potential over the garage (STPP).

### Enclosed Porch

Double glazed, double doors to front elevation. Quarry tiled floor. Original leaded light stained glass door with leaded light stain glassed side panels to:

### Reception Hall

Recessed ceiling spotlights. Stairs rising to first floor. Dado rail. Exposed floor timbers. Access to garage. Telephone point. Radiator

### Sitting Room

Six piece, double glazed, bay window to front elevation. Recessed ceiling spotlights. Dado rail. Tiled hearth. Television point. Telephone point. Radiator

### Dining Room

Double glazed bay window to rear elevation. Double glazed door providing access to rear garden. Coved ceiling. Pendant ceiling light. Tiled hearth. Exposed floor timbers. Radiator



### Kitchen

Double glazed window to rear elevation. Obscure double glazed window to rear. Ceiling light. Recessed ceiling spotlights. Range of floor units with work tops over and attractive tiled surrounds. Inset four ring, gas hob. Built in oven. Space and plumbing for dishwasher.

### Rear Porch/Laundry Area

Double glazed door and window to the rear elevation. Access to W.C. Wall lighting and power. Space and plumbing for automatic washing machine. Space for tumble dryer.

### Cloakroom

Obscure, double glazed window to rear elevation. Low level w.c., newly fitted vanity unit with inset wash hand basin and attractive tiled surround.

### Landing

Double glazed window to the side elevation. Coved ceiling. Recessed ceiling spotlights. Access to the loft.

### Double Bedroom

Six piece, double glazed, bay window to front elevation. Ceiling lighting. Radiator.

### Single Bedroom

Double glazed oriel window to the front elevation. Ceiling lighting. Radiator.

### Double Bedroom.

Five piece, double glazed, bay window to the rear elevation. Ceiling lighting. Radiator.

### Bathroom

Obscure, double glazed window to rear elevation. Recessed ceiling spotlights. A newly fitted three piece white suite comprising close coupled W.C., vanity unit with inset wash hand basin with chrome mixer tap over, "P" shaped bath with chrome, waterfall tap over and separate thermostatically controlled shower over, all with attractive tiled surrounds. Access to storage cupboard. Radiator.

### Outside

To the front of the property there is a good sized driveway leading to the garage, the front garden is laid to gravel with flower borders and a stone wall marking the perimeter. There is side access round to the rear of the property. The rear garden is mainly laid to lawn, there is a paved patio area perfect for outside dining and entertaining. The garden also benefits from a storage shed.

### Garage

Electric roller door to the front driveway. Windows to side elevation. Light and power.

### Services

Mains electricity, gas, water and mains drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

We believe from the vendors that the property is freehold.

### Swindon Borough Council

Euclid Street, Swindon, Wiltshire, SN1 2JH. Telephone: 01793 463000. Council tax band:

### Henry George Estate Agents

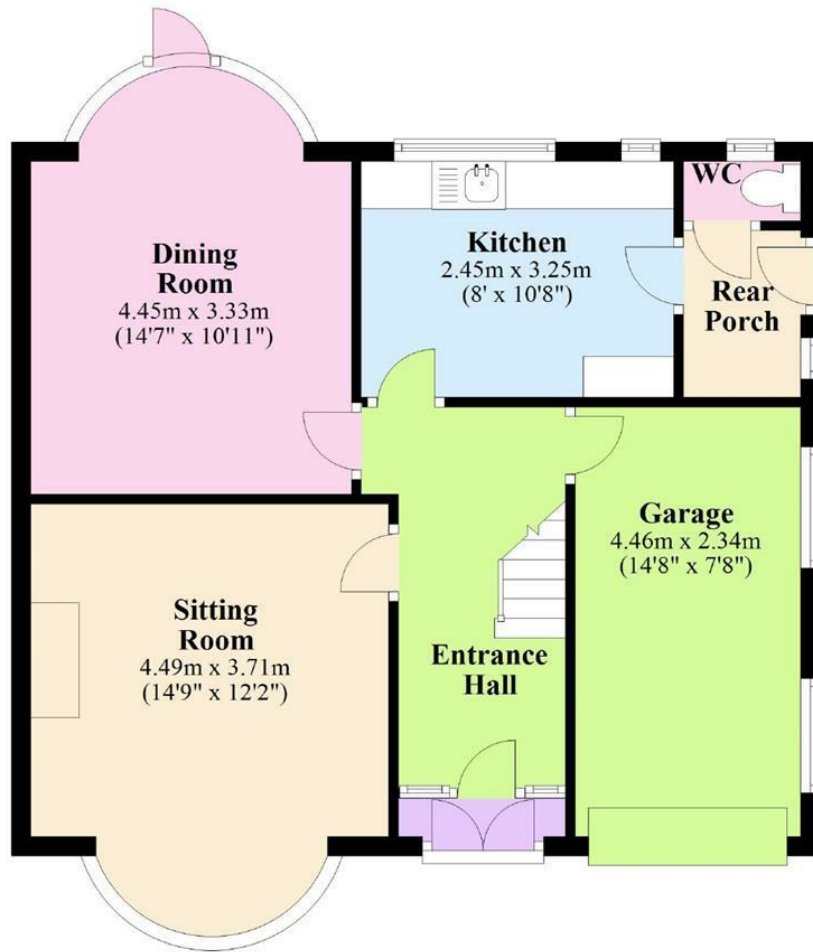
If you wish to arrange a viewing or have any queries regarding the property, please contact our office in Old Town, Swindon. Telephone: 01793 640 333. Email: [oldtown@henrygeorge.co.uk](mailto:oldtown@henrygeorge.co.uk)





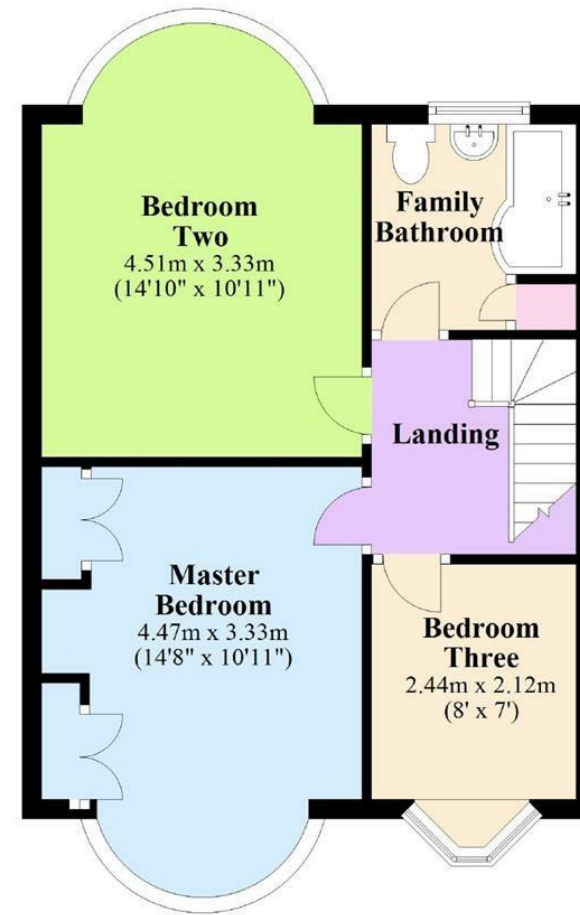
## Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 97.4 sq. metres (1047.9 sq. feet)

