

Connells

Raybrook Crescent
Swindon

Raybrook Crescent
Swindon SN2 2HR

for sale
£230,000







Property Description

This well-presented three-bedroom family home is ideally situated in the popular Rodbourne area of Swindon, offering convenient access to local amenities, transport links and schooling.

The accommodation begins with a welcoming entrance hall, leading through to a spacious lounge and a well-appointed kitchen/diner, providing an excellent space for everyday living and entertaining. To the rear, a bright conservatory offers additional reception space overlooking the garden. The former garage has been thoughtfully converted, creating a versatile room ideal for a home office, playroom or additional living area.

Upstairs, the property offers three well-proportioned bedrooms, complemented by a family bathroom.

Externally, the home benefits from an enclosed rear garden, providing a private outdoor space, while to the front there is the added advantage of a garage and driveway parking.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Accommodation
Entrance Hall

Double glazed door to the front aspect. Door to the kitchen/diner and garage conversion.

Kitchen/Diner

18' 4" x 8' (5.59m x 2.44m)

Double glazed window to the front aspect. Opening to the lounge. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Partially tiled to water sensitive areas. Integrated four ring electric hob, cooker hood and oven.

Lounge

18' 4" x 11' 7" (5.59m x 3.53m)

Double glazed sliding doors to the conservatory. Stairs rising to the first floor accommodation.

Conservatory

17' 5" x 7' 7" (5.31m x 2.31m)

Double glazed window to the front and rear aspect. Double glazed door to the rear garden.

First Floor Accommodation
First Floor Landing

Access to all bedrooms and family bathroom. Loft access.

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

Bedroom Two

11' 7" x 7' 11" (3.53m x 2.41m)

Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

Bedroom Three

7' 8" MAX x 7' 4" MAX (2.34m MAX x 2.24m MAX)

Double glazed window to the rear aspect.

Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Fully tiled to all areas.

External Features

Garden
Fenced boundaries. Laid to artificial lawn. Decking.

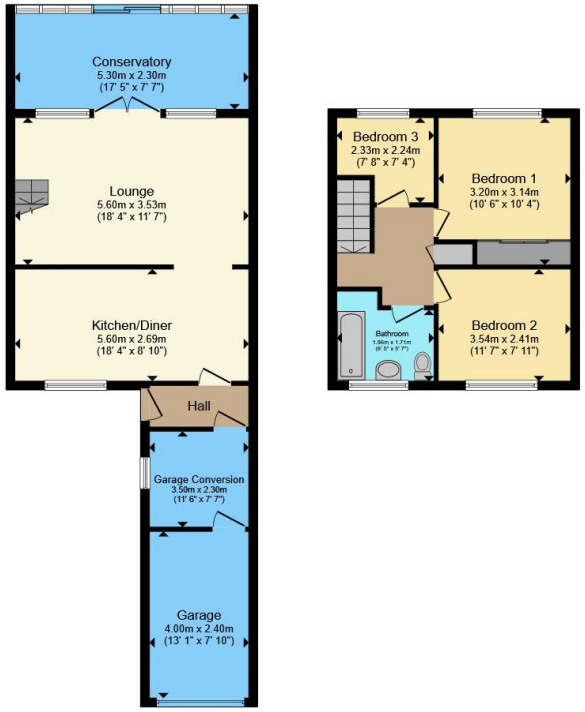
Parking
Driveway parking

Garage
13' 1" x 7' 10" (3.99m x 2.39m)
Up and over door. Access to the conversion

Garage Conversion
11' 6" x 7' 7" (3.51m x 2.31m)
Access to the garage







Ground Floor **First Floor**





Total floor area 102.9 m² (1,107 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

Connells

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/SDN314805

Tenure: Freehold

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