



12 Christie Close, Swindon SN3 6JJ  
Wiltshire, £375,000

Waymark



# Christie Close, Swindon SN3 6JJ

Wiltshire

Freehold

**Well Presented Four Bedroom Semi-Detached Family Home | Spacious & Adaptable Accommodation | Large Living Room, Generous Dining Room & Kitchen | Utility Room & Ground Floor Cloakroom | Master Bedroom With Large Ensuite & Modern Re-Fitted Family Bathroom | Three Further Good Size Bedrooms | Enclosed Private Rear Garden | Double Garage & Driveway Parking | Viewing Highly Advised!**

## Description

Measuring an impressive 1844 square feet, is this substantial and extended four bedroom semi-detached family home with double garage, situated in a pleasant no through road, within the popular location of Liden. Having been well maintained and improved by the current owners, the property should be viewed internally to fully appreciate all the space on offer.

On entering the property, the central entrance hall gives access to the spacious living room and large separate dining room with new patio doors onto the garden. The kitchen is located to the rear of the property complete with a range of wall and floor mounted cabinets and boasts a pleasant outlook over the rear garden. The useful utility room and cloakroom complete the ground floor accommodation. The first floor consists of a landing with storage cupboard, recently re-fitted modern family bathroom and four good size bedrooms with a large four piece ensuite to the master.

The west-facing enclosed rear garden is non-overlooked from the rear providing a good degree of privacy and includes patio areas which are perfect for outside dining and entertaining, raised flowers beds intertwined with stone chippings and mature trees. There is side pedestrian access which leads to the double garage complete with power and light along with a driveway providing off road parking.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

## Location

Liden is conveniently positioned just 4 miles west of vibrant Old Town, Swindon. The area itself enjoys a wide range of local amenities suitable for everyday needs to include a Tesco Express, community centre and Primary School & Pre School; Liden Academy. Liden is well placed for communications with easy access to the A419 and the motorway.

## Viewing Information

By appointment only please.

## Local Authority

Swindon Borough Council

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



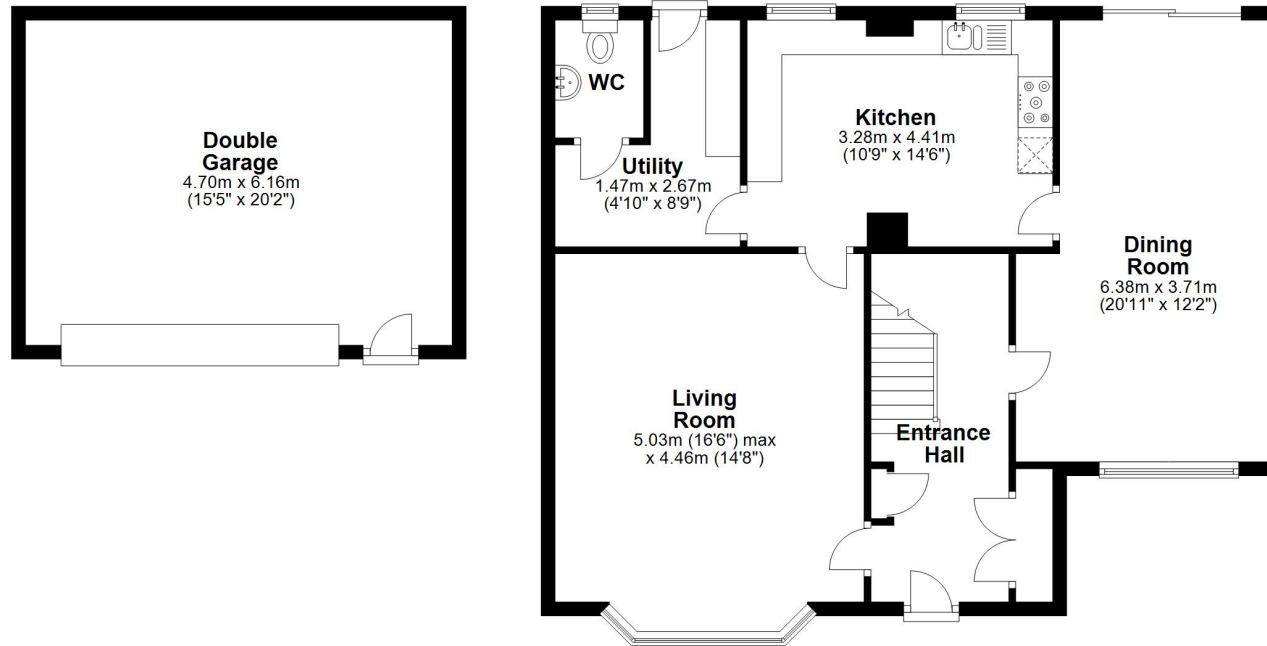
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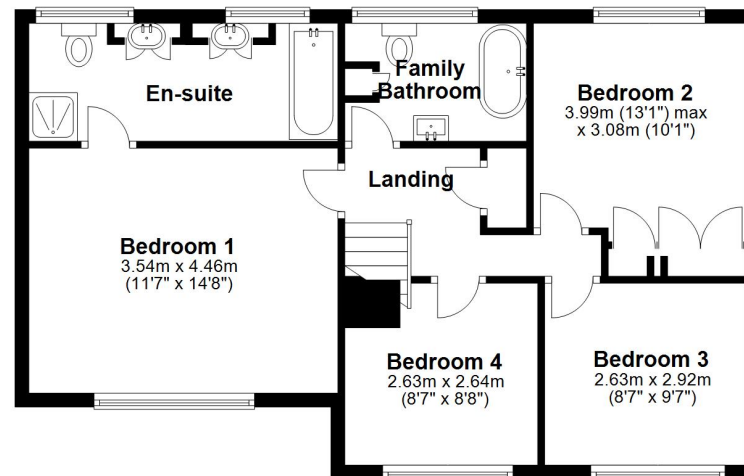
## Ground Floor

Approx. 110.0 sq. metres (1184.3 sq. feet)



## First Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 171.4 sq. metres (1844.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



