



21 Tryon Close, Swindon  
Wiltshire, Offers in Excess of £265,000

Waymark



# Tryon Close, Swindon SN3 6HG

Wiltshire

Freehold

**Semi-Detached | Chain Free - Viewing Highly Advised | Three Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner | Utility Area & Downstairs W/C | Private Rear Garden | Spacious Garage | Driveway Parking | Popular And Established Location**

### Description

We are pleased to present this fantastic opportunity to purchase a three-bedroom semi-detached property in the sought-after area of Liden, Swindon. Tucked away in a quiet, established location, this home offers the perfect balance of peaceful living with easy access to a wide range of local amenities, good schooling, and convenient transport links.

The property is presented to the market with no onward chain, providing a smooth and hassle-free buying process.

On the ground floor, you'll find a welcoming layout that includes two versatile reception rooms. The open-plan kitchen/diner is ideal for family meals and social gatherings, creating a space that blends functionality with comfort. There is also a convenient utility room for added storage and practicality. Upstairs, the property boasts three well-proportioned bedrooms, including two doubles and a single as well as the family bathroom

Outside, the property benefits from a private rear garden – perfect for enjoying outdoor activities or simply relaxing in a tranquil environment. The spacious garage provides further storage or potential for a variety of uses, while driveway parking for two cars ensures convenience for the whole family. This home offers an excellent opportunity for first-time buyers, families, or anyone looking to make a home in a

well-established area. Don't miss out on this fantastic property – contact us today to arrange a viewing.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating which is run by a combi boiler located in the loft space.

### Location

Situated in a quiet and established location in Liden. The property is close to amenities, good schooling and has great access to transport links including Swindon Train Station, good bus links as well as easy access to the A419, A420 and M4 which is great for commuters.

### Viewing Information

By appointment only please.

### Local Authority

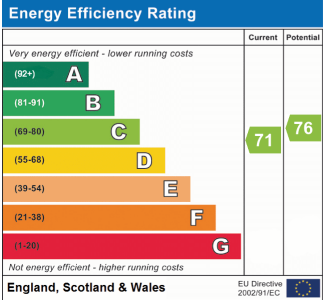
Swindon Borough District Council.

Tax Band: C



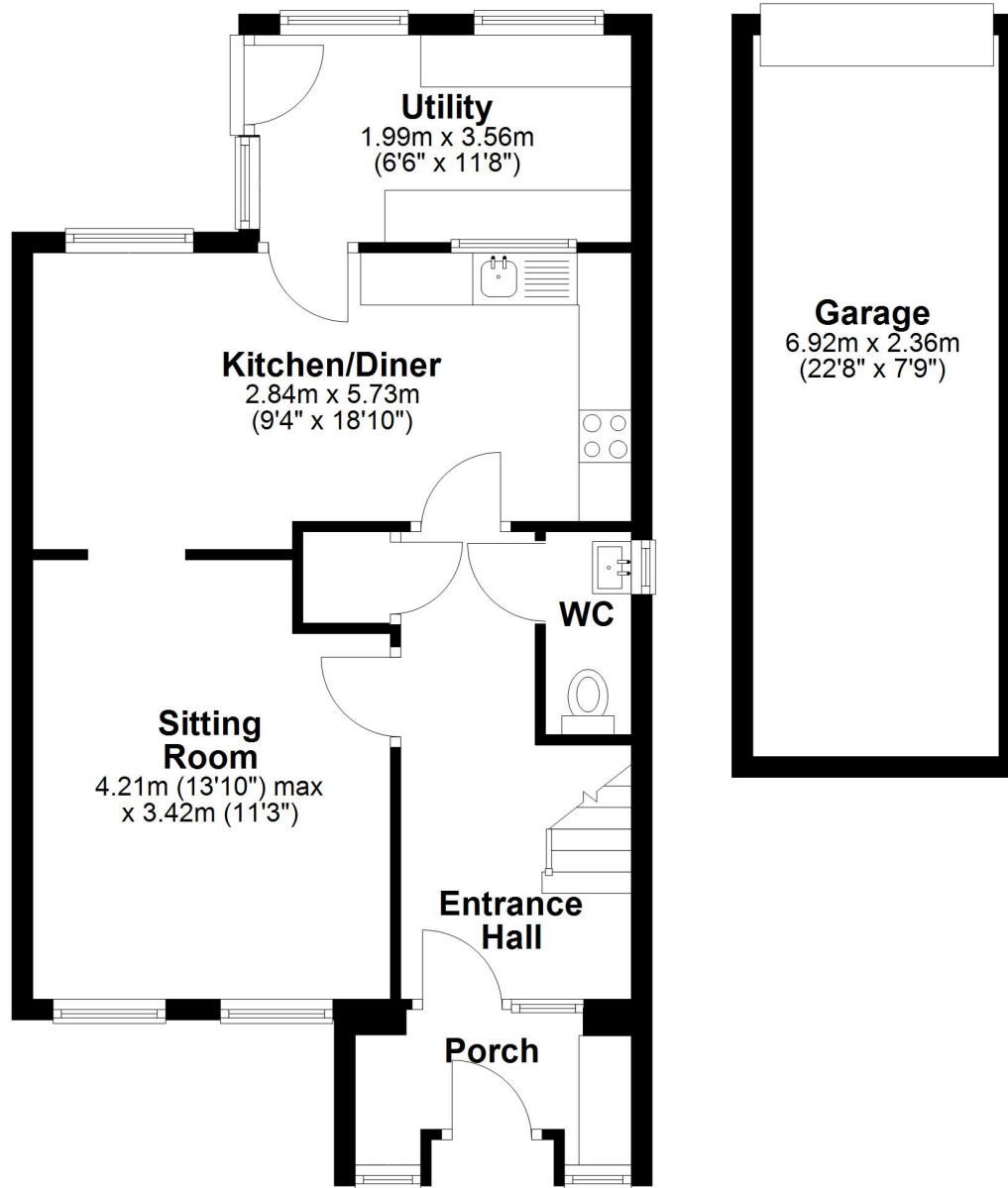
**Waymark**  
**Faringdon Office**

T: 01367 820070  
E: [farindon@waymarkproperty.co.uk](mailto:farindon@waymarkproperty.co.uk)



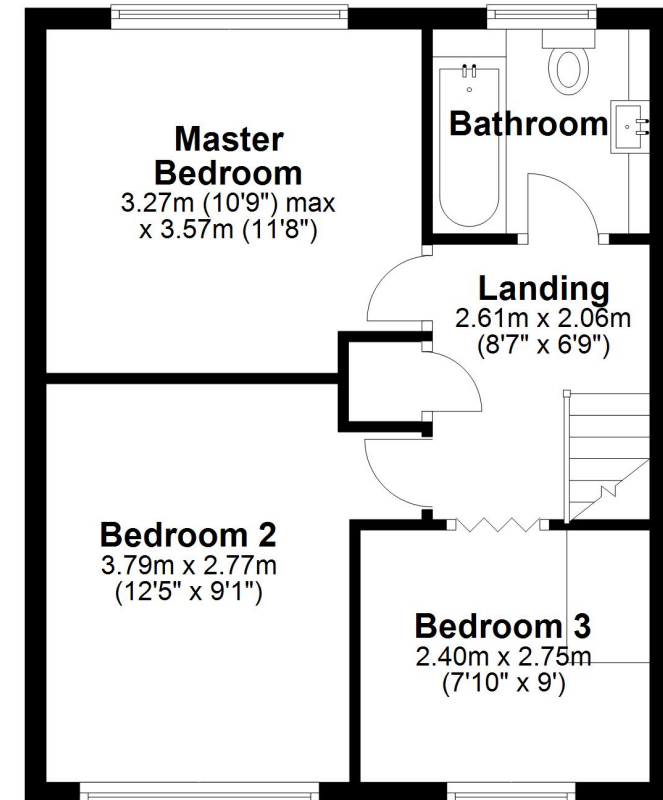
## Ground Floor

Approx. 68.9 sq. metres (741.7 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



**Total area: approx. 109.9 sq. metres (1182.7 sq. feet)**

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.



