



18 Honeylight View, Swindon  
Wiltshire

Waymark

# Honeylight View, Swindon SN25 4XS

Wiltshire  
Freehold

**Detached Family Home | Quiet Cul-de-sac Location | Four Bedrooms | Master With En-Suite & Fitted Wardrobes | Two Bathrooms | Large Kitchen With Fitted Appliances & Lots Of Storage | South Facing Garden | Off-Street Parking & Garage | Sought After & Popular Location**

## Description

A fantastic opportunity to purchase this beautiful four bedroom detached family home located on a quiet cul-de-sac and situated in a popular and sought after location in Abbey Meads. The property is just a short walk to amenities including the Orbital Shopping Centre as well as local schooling. The property also benefits from two reception rooms, two bathrooms, south facing garden, off-street parking and garage.

This impressive property comprises of; Entrance hall, downstairs w/c, sitting room with gas fireplace, open plan and modern L-shaped kitchen diner with fitted appliances and plenty of fitted storage units as well as french doors out to the south facing garden, landing, family bathroom, four light and airy bedrooms, master with large fitted wardrobes and en-suite shower room.

Outside there is a recently laid block paved driveway which provides parking for up to three cars side to side leading up to the garage. The rear garden is south facing and is mainly laid to lawn along with three patio areas, perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas,

electricity, water and drainage. There is mains gas central heating which is controlled by a Worcester combi-boiler which is circa 3 years old.

\*This property is owned by a member of staff that works for Waymark\*

## Location

Abbey Meads is a sought after area of North Swindon and the property is within walking distance to the Orbital Shopping Centre as well as the local tesco's, several children's play parks, and two local primary schools and children's nursery. It is a short drive to Thamesdown Drive and offers excellent commuter links with easy access to the A419, A417, A420, and M4 Motorway. The train station in the town centre is approx only 4 miles away too.

## Viewing Information

By appointment only please.

## Local Authority

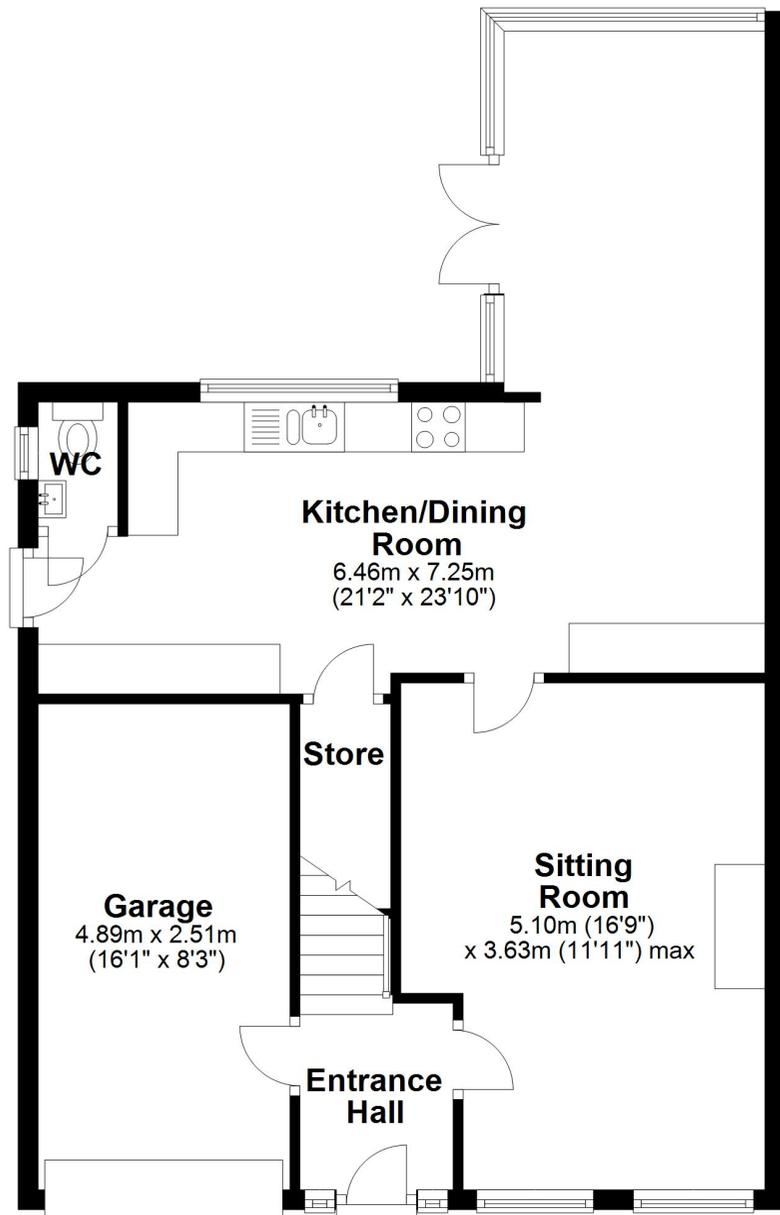
Swindon Borough District Council.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(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			

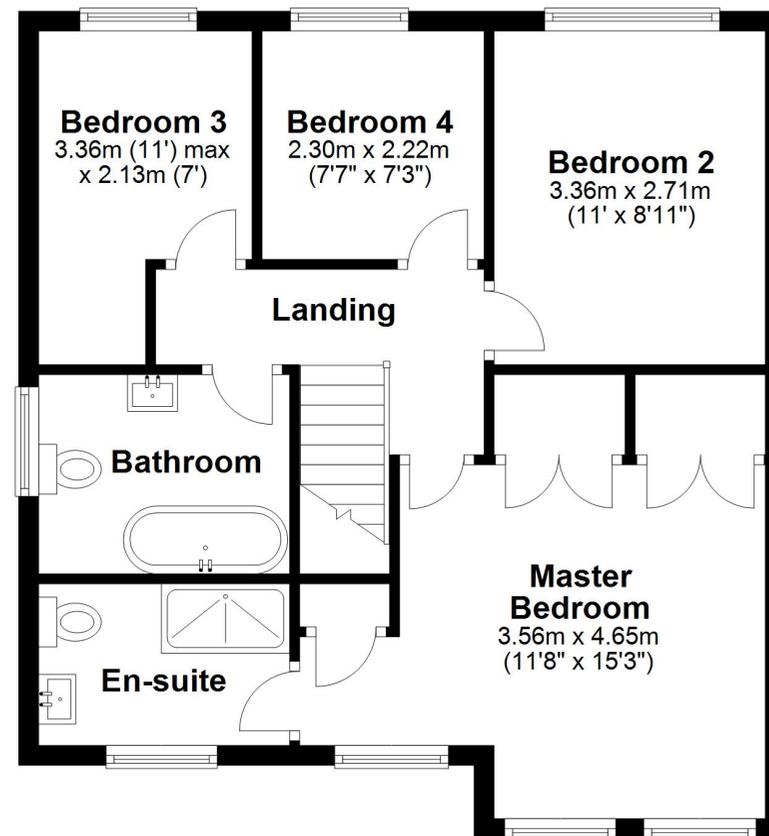
## Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



## First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 121.4 sq. metres (1306.5 sq. feet)

excluding car port  
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.

