



**7 Langdale Drive**  
Swindon

**£370,000**

**HENRY GEORGE**  
TOWN

## 7 Langdale Drive, Swindon, Wiltshire, SN5 8NR

We are delighted to offer for sale this exceptionally well presented detached property situated in this popular area of Freshbrook. This property comprises a large sitting room, an attractive sun room overlooking the rear garden, a good sized kitchen/dining room and planning to convert the current storage room to a laundry room. On the first floor there are four double bedrooms, en-suite bathroom to master bedroom and an additional shower room. There is a generous front and rear garden.

- An Exceptional Detached House
- Large Sitting Room
- Kitchen/Dining Room
- Sun Room
- Four Double Bedrooms
- Master with En-Suite Bathroom
- Family Shower Room
- Generous established Rear Garden



### **Entrance Hallway**

Double glazed door to the front elevation. Stair case rising to the first floor. Wall light. Radiator.

### **Sitting Room**

Double glazed window to the front elevation and double glazed window to the rear elevation. A large brick built fireplace with log burner and wooden mantle over. Under stairs storage cupboard. Wall lights. Ceiling light. Radiator.

### **Sun Room**



Double glazed window to the side elevation and double glazed patio doors leading out to the established garden. Ceiling light. Radiator.

### **Kitchen/Dining Room**

Obscure double glazed door and window to the side elevation. An attractive cream fitted kitchen comprising a range of floor and wall mounted units providing good storage facilities with work surface over. Inset stainless steel sink with mixer tap over. Integrated Neff oven and microwave. Five ring gas hob with extractor over. Wall lights. Ceiling light. Tiled flooring. Radiator.

### **Landing**

Access to boarded loft with light and power. Airing cupboard. Ceiling light.

### **Master Bedroom**

Double glazed window to the rear and obscure double glazed window to the side elevation. An extensive range of fitted wardrobes and drawer units. Ceiling light. Radiator.

### **En-Suite Bathroom**

Obscure double glazed window to the side elevation. A large bath with water fall tap over and hand held shower attachment. Corner shower with tiled surrounds. W.C. Pedestal wash hand basin with mixer taps over. Wall light. Ceiling light. Laminate flooring. Heated towel Radiator.

### **Bedroom Two**

Two double glazed windows to the front elevation. Access to the second loft. Two ceiling lights. Two radiators.

### **Bedroom Three**

Double glazed window to the front elevation. Large fitted sliding mirrored wardrobes. Ceiling light. Radiator.

### **Family Shower Room**

Corner shower with attractive tiled surrounds. Pedestal wash hand basin with mixer tap over. W.C. Ceiling light. Laminate flooring. Heated towel radiator,

### **Bedroom Four**

Double glazed window to the rear elevation. Ceiling light. Radiator.

### **Outside**

The front of this attractive property has a generous sized creteprint driveway with a lovely lawn area,



some shrub borders and a mature tree, gated access leads round to the beautiful landscaped garden where there are several patio seating areas and mature shrubs and flower borders. The garden is enclosed by fencing and with a lawn area, garden shed and wood store.

### Services

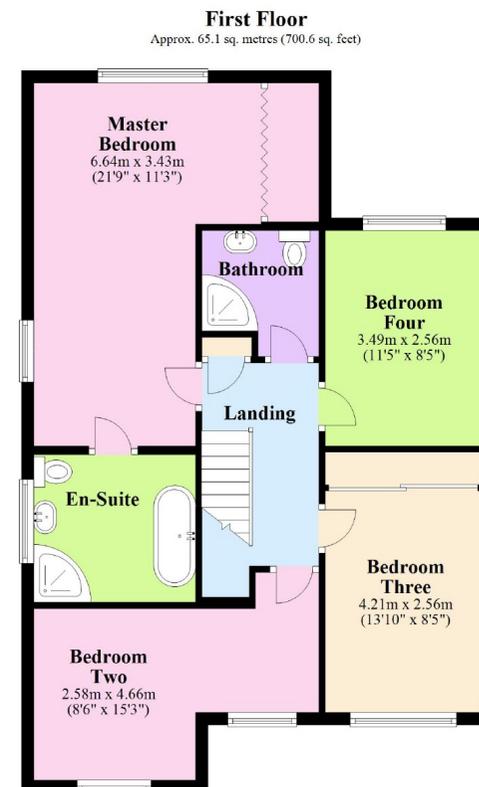
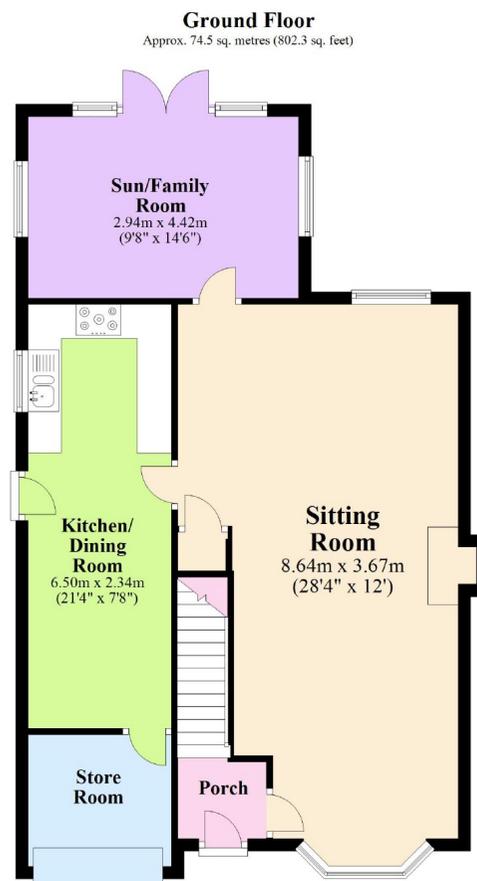
Mains electricity, gas, water and mains drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

### Swindon Borough Council

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

### Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither we nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of the company have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



Total area: approx. 139.6 sq. metres (1502.9 sq. feet)

