



7 Merrivale Grove  
Swindon

£360,000

**HENRY GEORGE**  
TOWN



## 7 Merrivale Grove, Swindon, Wiltshire SN3 1EH

Henry George are delighted to bring to the market a three bedroom detached property situated on a quiet cul de sac with the wonderful backdrop of Lawn Woods. The

- Detached family home
- Two reception room
- Three bedrooms
- Great potential to extend
- Large garden
- Garage and driveway parking
- No chain



property requires some updating but currently provides two reception rooms and conservatory together with kitchen and cloakroom to the ground floor with three bedrooms and family bathroom to the first floor. Outside provides a garage, driveway parking to the front and a large, well established garden to the rear. No chain



### The Property

A wonderful opportunity to purchase a detached property on a quiet cul de sac location which leads on to Lawn Woods. the property has been in the ownership of one family since new and offers well proportioned accommodation throughout but could, subject to planning permission, be extended further to the rear or above the garage.



An enclosed, double glazed. porch leads through to a generous reception hall with stairs rising to the first floor and useful under stairs storage cupboard. The sitting room enjoys a box bay window over looking the front garden and stone fireplace and hearth with inset electric, flame effect fire. The sitting room is open to the dining room with double glazed patio doors leading on to a conservatory overlooking the rear garden.

Also to the ground floor is a well appointed kitchen with a range of base and eye level units providing good storage facilities, deep rolled edged work surfaces with ceramic tiled surrounds and an inset sink and drainer with space for the usual white goods. The flooring is tiled and this leads on to the side lobby, downstairs cloakroom and separate utility with space and plumbing for automatic washing machine and gas boiler.

The landing has a window to the side and access to the loft, there are three bedrooms, two generous doubles and a good sized single bedroom. The bathroom comprises a traditional white suite to include low level w.c., pedestal wash hand basin and deep paneled bath with shower over.

### Outside

The frontage of the property is fairly low maintenance with block paved driveway leading to the garage and substantial gravel bed. Gated side access to rear garden.

The rear garden is wonderfully mature, well maintained and extremely well stocked with numerous shrubs, flower borders and lawn.

The garage has light and power, an electric roller door to the front and double glazed window and personal door to the side.

### Swindon Borough Council

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

### 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).

### Henry George Estate Agents

If you wish to arrange a viewing or have any queries regarding the property, please contact our office in Old Town, Swindon. Telephone: 01793 640 333. Email: [oldtown@henrygeorge.co.uk](mailto:oldtown@henrygeorge.co.uk)

### Disclaimer

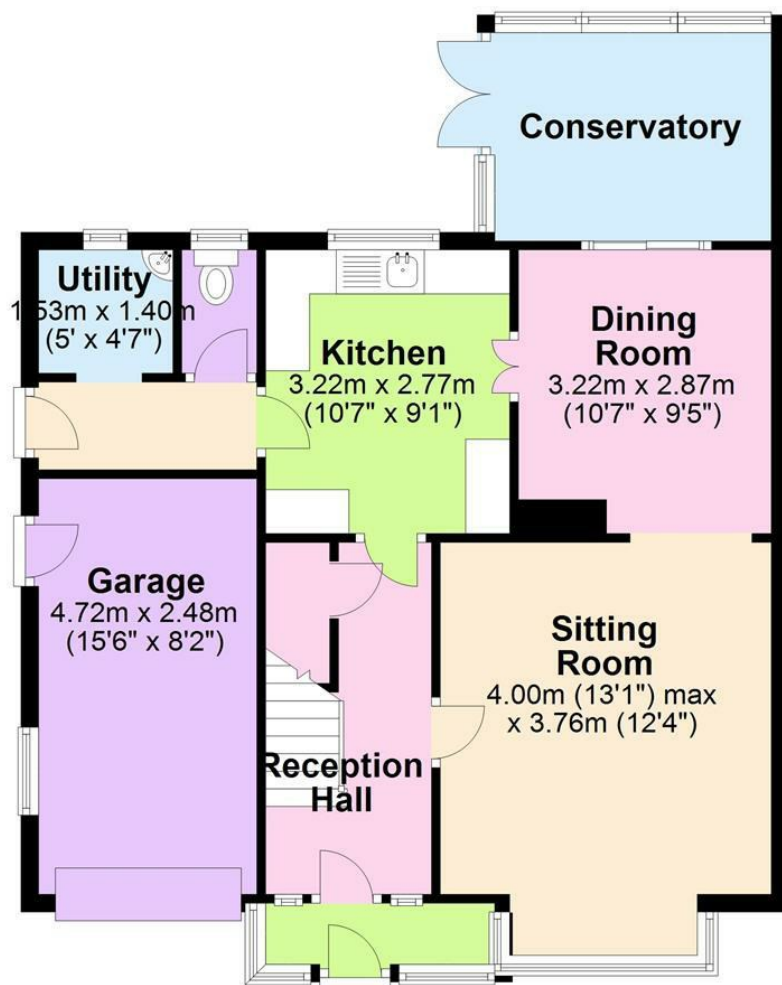
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not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or a warranty. They should not be relied upon as statements of fact and 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 of 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.



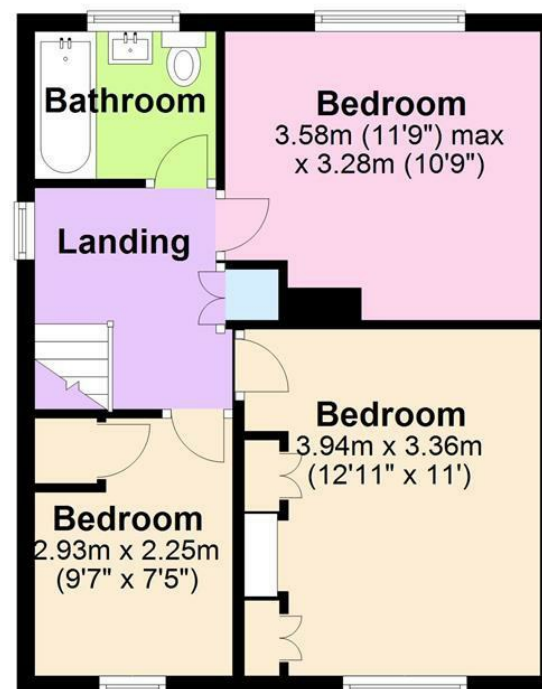
## Ground Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 113.8 sq. metres (1225.1 sq. feet)

