



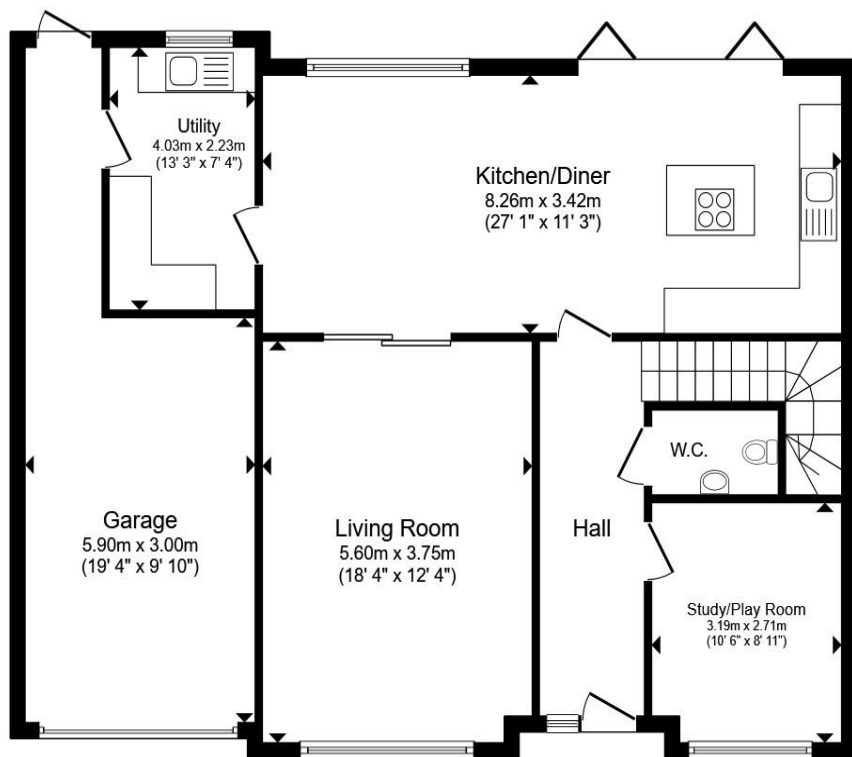
Callaway Gardens, Westbury, BA13 3YG

welcome to

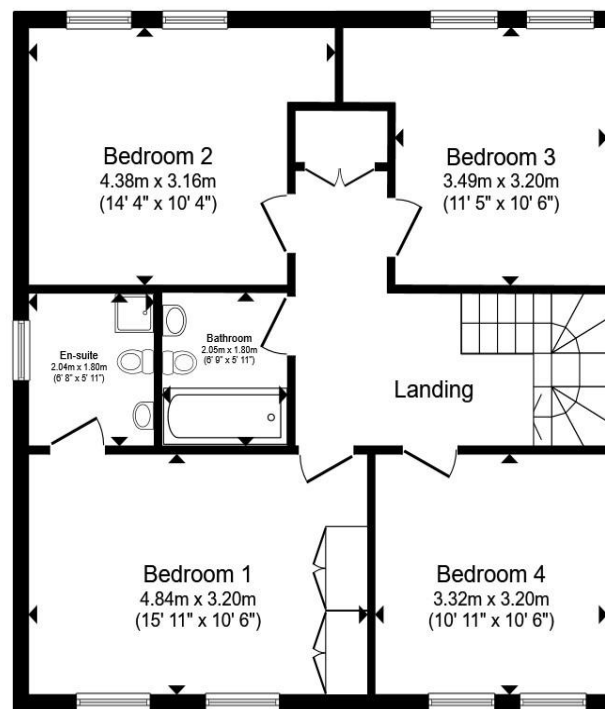
Callaway Gardens, Westbury

A stunning family home featuring well designed space to offer generous room sizes throughout, notably the four double bedrooms on the first floor! The ground floor space features a dynamic layout which can be opened up to entertain and closed off for private enjoyment - viewing is a must!





Ground Floor



First Floor

- Sitting Room**
- Kitchen/Diner**
- Utility Room**
- Study/Playroom**
- Cloakroom**
- Bedroom 1 & Ensuite**
- Bedroom 2**
- Bedroom 3**
- Bedroom 4**
- Bathroom**
- Enclosed Rear Garden**
- Integral Garage**

Total floor area 175.8 m² (1,892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Callaway Gardens, Westbury

- Well Appointed Detached Family Home
- Contemporary Decor & High Spec Finish Throughout
- Stunning Kitchen Diner Featuring Quarts Worktops & Bi-Folds To Rear Garden
- Generous Sitting Room With Large Window Panes & Pocket Doors To Kitchen/Diner
- Versatile WFH Space / Playroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

offers over
£550.000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WST108116



Property Ref:
WST108116 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk