



Total area: approx. 195.7 sq. metres (2106.0 sq. feet)



29 Marlborough Road

Swindon

£550,000



29 Marlborough Road, Swindon, Wiltshire, SN3 1QT

A deceptively spacious five bedroom detached property in the highly sought after Marlborough Road of Old Town and just a short walk from local amenities. The property offers flexible accommodation but briefly comprises: sitting room, dining room, kitchen/breakfast room, separate utility room, conservatory and downstairs cloakroom with five double bedrooms (en-suite to master) and family bathroom to the first floor. Outside provides off street driveway parking, large garage and private rear garden.

- Detached family home
- Thoughtfully extended
- Three reception rooms
- Five double bedrooms
- Private rear garden
- Large garage
- Modern boiler



Old Town

Elevated on a hilltop, it has an individual character, with views across Wiltshire countryside and is a most sought after residential location. It is one of the oldest parts of Swindon, existing from well before the Domesday book with architecture spanning centuries and yet currently undergoing a renaissance with quality refurbishments of listed buildings and new wealth from Swindon's successful economy. A choice of wine bars, restaurants and street cafes are a short walk, healthcare is met by locally by Old Town Surgery or, within two and a half miles, the new Great Western Hospital. Lawn Woods/Park and Town Gardens (with aviary, concert bowl, rose garden and cafe) provide peace and a relaxing environment. Banks varied specialist shops and a comprehensive supermarket complete Old Towns' self-contained character.



The Property

A useful, enclosed porch, with a rather special and original obscure glazed timber door leading through to the reception hall with access to principal living rooms. To the ground floor there is a large sitting room open to the dining room in turn leading to a fabulous conservatory overlooking the rear garden. The kitchen/breakfast room is well-appointed with a range of base and eye level units together with pantry cupboard, gas cooker with hob over and space for white goods. The kitchen leads through to the utility room with further storage and space and plumbing for white goods; personal door to the garage and double glazed door to the rear garden. Also to the ground floor there is a recently fitted cloakroom off of the spacious hallway with solid oak flooring.

To the first floor there are five double bedrooms, the master bedroom has built in wardrobes and an en-suite shower room with basin and WC. Three of the remaining bedrooms also benefit from built in storage/wardrobes. The family bathroom has bath with mixer tap, separate walk-in shower, basin and WC with attractive tiled floor. In addition the first floor has a useful study/ play area and access to an attic room.

Outside

To the front of the property there is a tarmac driveway with parking for up to three vehicles, access to the garage with electric up and over door and a lawn area with dwarf wall boundary. To the rear of the property there is an attractive tiered garden with paved sun terrace with access to sheltered hot tub area, there is a log store and a brick built outhouse with and power. Steps lead down to the formal lawn area with further patio to the side and a variety of mature trees, shrubbery and barbeque.

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).

We believe from the vendors that the property is freehold.

Swindon Borough Council

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

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

