



4 Hylder Close, Hayden Wick, Swindon, Wilts, SN2 2SL
£169,995



NO ONWARD CHAIN. Swindon Homes are pleased to market this very well presented two bedroom semi-detached property situated in a quiet cul-de-sac in Hayden Wick Swindon. The accommodation comprises; entrance lobby, kitchen, lounge / diner, two double bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, enclosed rear garden and driveway parking for two to three cars. The property is close to local shops, bus routes and schools if required. This property would make an ideal first buy for a first time buyer or a well maintained property for an investment buyer.

Front Garden and Parking

aprox 8'3" x 12' (aprox 2.51m x 3.66m)

To front raised grass area with border of pea shingle and a selection of small shrubs, wall mounted gas and electric boxes, main front door, wooden gate for rear access. driveway parking for two cars.

Entrance Lobby

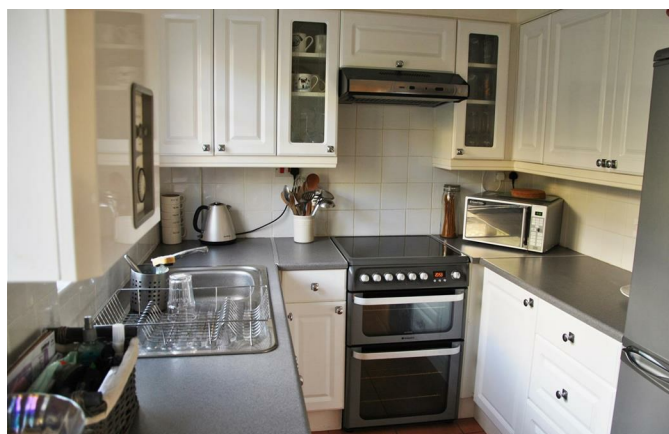
4'2" x 3'6" (1.27m x 1.07m)

uPVC half opaque glazed front door, laminate floor, folding door to kitchen and door to lounge.

Kitchen

7'7" x 11'5" (2.31m x 3.48m)

uPVC double glazed window and half glazed door to rear aspect. A modern fitted kitchen with white units at both eye and base level, matching rolled top work surfaces and part tiled walls, wall mounted gas boiler, single drainer stainless steel sink unit with mixer tap over, space for stand alone gas cooker, extractor over, space and plumbing for washing machine, space for fridge / freezer, folding door to lobby.





Lounge / Diner

15'8" x 11'5" (4.78m x 3.48m)

uPVC double glazed windows with fitted blinds to front aspect, radiator, laminate floor, stairs to first floor, door to lobby,
Space for dining room table and chairs.

Stairs to First Floor

landing 8'5" x 2'8" (landing 2.57m x 0.81m)

Stairs from corner of lounge to first floor landing, uPVC double glazed window with fitted blinds to side access, access to insulated loft space, doors to two bedrooms and bathroom.

Bedroom One

9'9" x 11'5" (2.97m x 3.48m)

uPVC double glazed window with fitted blinds to front aspect, radiator, laminate floor, door to landing

Bedroom Two

7'5" x 11'5" (2.26m x 3.48m)

uPVC double glazed window to rear aspect, radiator, over stairs storage cupboard, laminate floor, door to landing.

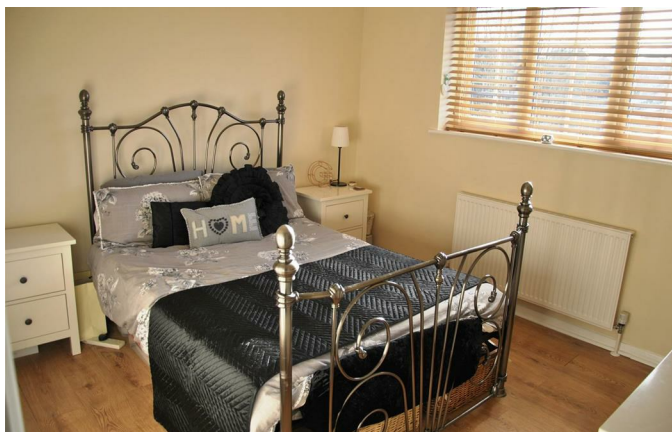
Bathroom

5'2" x 8'4" (1.57m x 2.54m)

A modern white bathroom suite comprising pedestal wash basin with vanity storage unit under, panelled bath with Triton shower over, folding shower screen, low level WC, heated towel rail, extractor fan, door to landing.

Rear garden

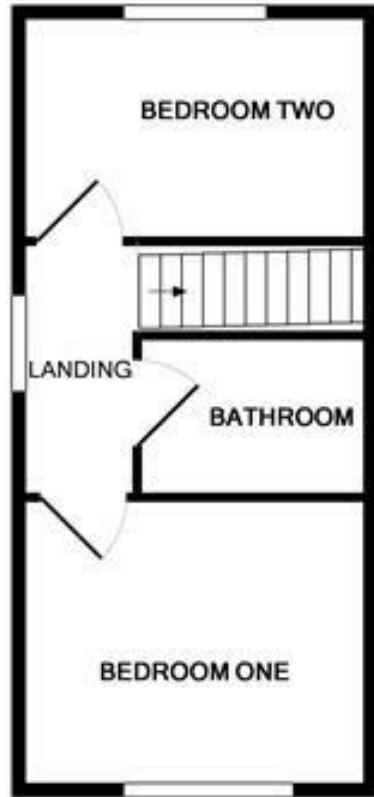
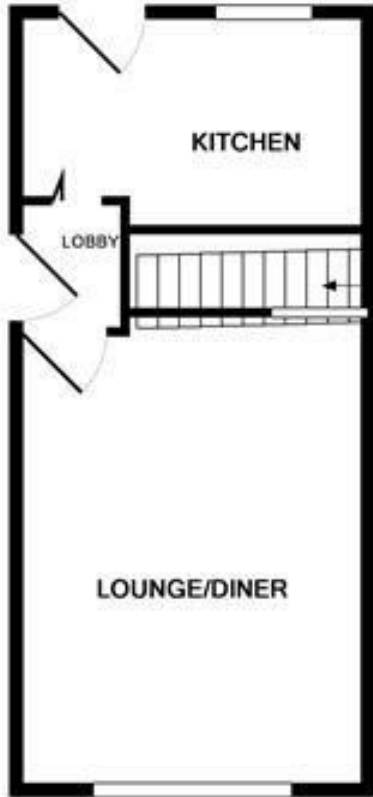
approx 40' x 23' (approx 12.19m x 7.01m)



An enclosed rear garden on an incline, patio to rear of property with steps to raised lawn , small brick wall with access to garden with a selection of shrubs, wooden gate to driveway, wooden fencing to two sides with wire fence to centre.







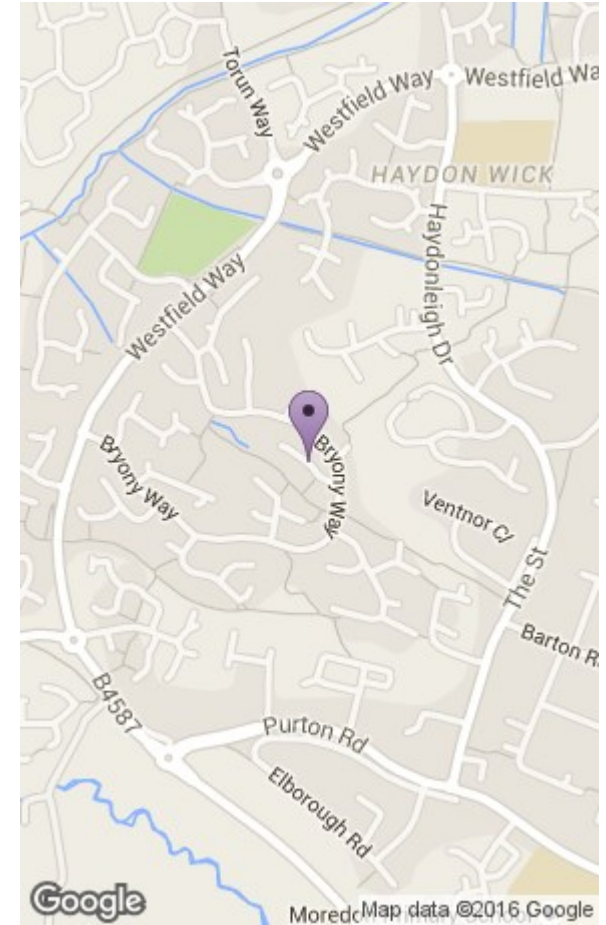
GROUND FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
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