



4 Bedroom Semi-Detached House £315,000

Hathaway Road, Swindon, Wiltshire, SN2 7TS

**mcfarlane**  
property.com

## 4 Bedroom Semi-Detached House Swindon East

- 
- FOUR BEDROOM SEMI DETACHED
  - LARGE KITCHEN / BREAKFAST ROOM
  - UTILITY AND STORE ROOM
- 

**This amazing FAMILY HOME has a stunning, modern fitted, kitchen/breakfast room the whole width of the property. In addition, there is a UTILITY ROOM and additional storage, GROUND FLOOR W/C, large living room, FOUR BEDROOMS and a LARGE FRONT AND REAR GARDEN.**



## Property description

### ENTRANCE HALL

As you enter the property there is a spacious entrance hall with stairs to the first floor, a door to the living room, kitchen, and downstairs W/C.

### LIVING ROOM

A lovely light and bright room situated to the front of the property, it is a lovely size and plenty of space for all the family. With convenient laminate flooring its easy to keep clean as well.

### KITCHEN/BREAKFAST ROOM

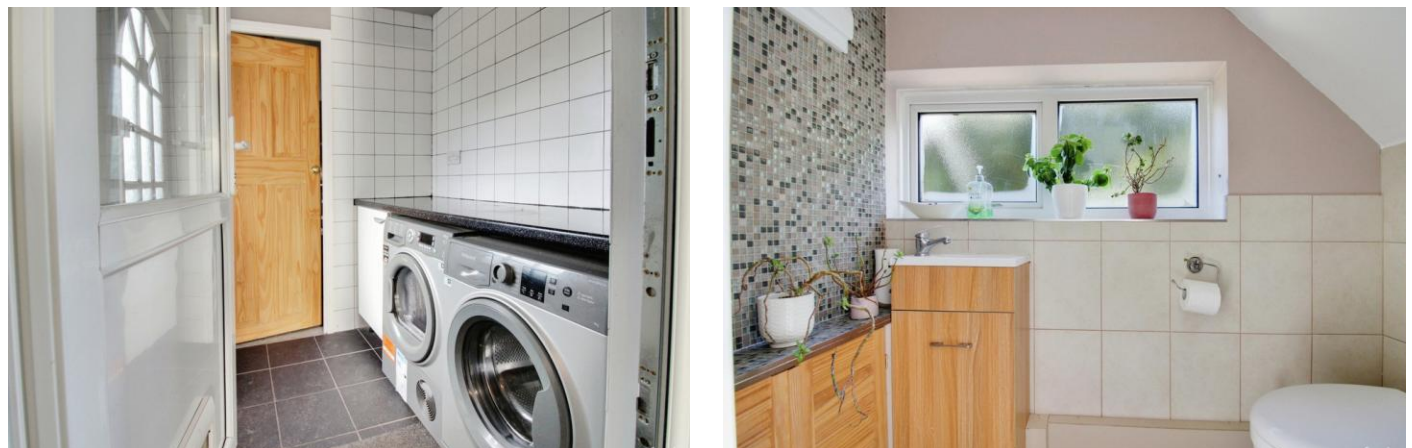
This really is the heart of the home with a modern fitted kitchen including an island unit with breakfast counter there is plenty of storage space in the base and wall units. There is a space for an American style fridge freezer and down the other end of the room a room for a gas range cooker with glass splash back and extractor as well as a stainless steel kitchen sink, all perfectly complemented by the white metro tiles. From this room there is a door to the garden as well as another to the utility room.

### UTILITY ROOM

A useful space to shut away all your washing requirements, there is also a door to the garden and another to a store room.

### STORE ROOM

Perhaps an additional larder, a place to store the garden furniture in the winter months.



## **FIRST FLOOR LANDING**

Providing access to all the bedrooms, the family bathroom and the airing cupboard.

## **BEDROOM 1**

Positioned to the front of the property this is an excellent sized double bedroom, big enough to accommodate the largest of beds as well as space for wardrobes.

## **BEDROOM 2**

Another good sized double bedroom to the rear of the house, able to accommodate a bed, wardrobe as well as a desk or dressing table.

## **BEDROOM 3**

A further double bedroom to the rear of the property, the smallest of the doubles but this one has a built in storage cupboard.

## **BEDROOM 4**

A perfect children's bedroom or home office to the front of the property. The current owners have made use of the stair header by having a single bed built on top providing storage space underneath and leaving additional space for free standing storage cupboards.

## **BATHROOM**

Fancy a bath or a shower, no problem, this family bathroom has both! Situated to the rear of the property there is a panel bath, shower, vanity wash hand basin and WC as well as a heated towel rail.



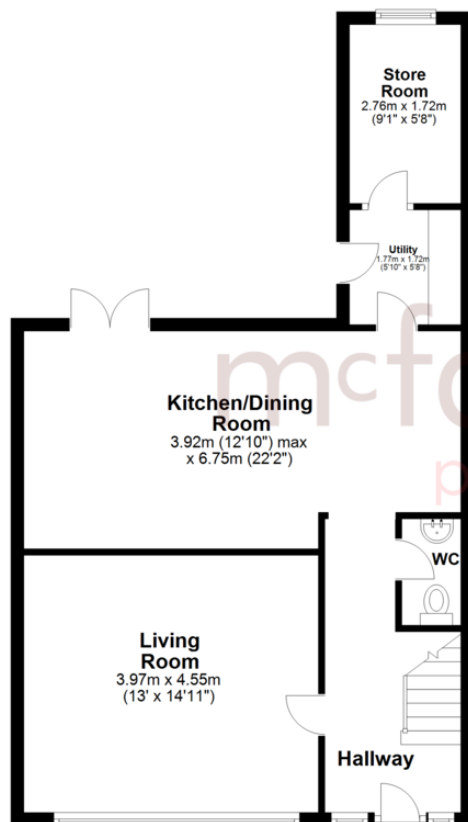
## **EXTERNAL**

**The front of the property faces an open green and is set back from the road. The front garden has a path to the front door and the remainder laid with grey shingle. To the rear of the house there is a large garden with patio and deck area, lawn and a path down the middle to the rear gate which leads to a communal car park. Down the side of the house there is a handy area to store bins etc. or perhaps a extension to the house (STPC).**



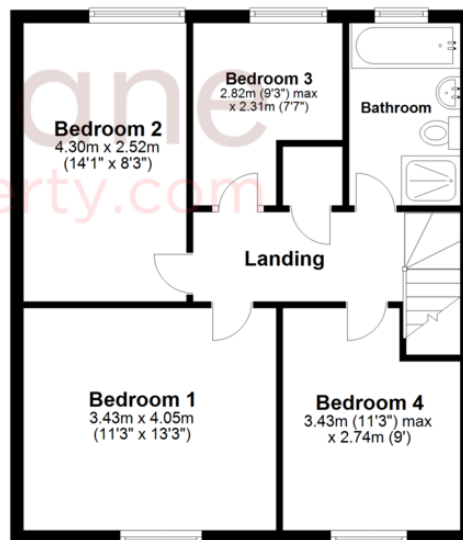
## Ground Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



## First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 103.0 sq. metres (1108.6 sq. feet)

We   
where you  
**LIVE**

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**If you would like to view this  
property then please get in touch.**

 01793 296600

 [swindon@mcfarlaneproperty.com](mailto:swindon@mcfarlaneproperty.com)

[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

**mcfarlane**  
property.com

### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

 01793 751044

### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

 01672 514380

### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

 01793 296880

### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements