



Mayfly Road, Oakhurst, Swindon, SN25 2HN

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PROPERTY SALES & LETTINGS



- 3 Bedroom Family Home

- Refitted Kitchen

- En-Suite Shower Room

- 'Drive-thru' Garage with additional parking to rear

- 3-Storey Accommodation

- Downstair Cloakroom

- South West Facing Garden

- Viewing Recommended

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PROPERTY SALES & LETTINGS

9, Mayfly Road, Oakhurst Swindon, SN25 2HN

£290,000

This delightful three-story home offers a perfect blend of comfort and space, ideal for modern family living. The ground floor welcomes you with a bright entrance hallway leading to a well-appointed refitted kitchen and a convenient downstairs WC. The lounge located to the rear with French Doors create a warm and inviting atmosphere.

The first floor comprises a large double bedroom, a modern three-piece family bathroom, and a versatile third bedroom, currently used as a home office but easily adaptable into a single bedroom.

The second floor is dedicated to the impressive master suite, featuring a generous double bedroom with fitted wardrobes and an en-suite shower room.

Outside, the property boasts a delightful garden with a sunny aspect perfect for outdoor enjoyment, along with a 'drive-thru' garage featuring an up and over garage door to the front and double doors to the

rear leading to a dedicated parking. This home is an excellent choice for those seeking a flexible layout with plenty of space to relax and entertain.

For a viewing, call Alan Hawkins Property Sales on 01793 840222



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Swindon Council

Tax Band D For information on tax banding and rates, please call Swindon Council

Tenure

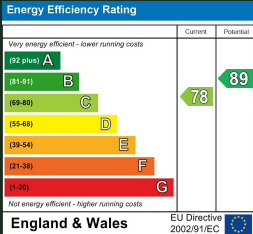
Freehold

Management Fee

Tenure: Freehold (House)
Leasehold (Garage)

Gas: Mains
Electric: Mains
Water & Waste: Mains
Internet Speeds: Up to 1000 mbps
Flood Risk: Very Low (Environmental Agency)

Energy Efficiency Rating (England & Wales)

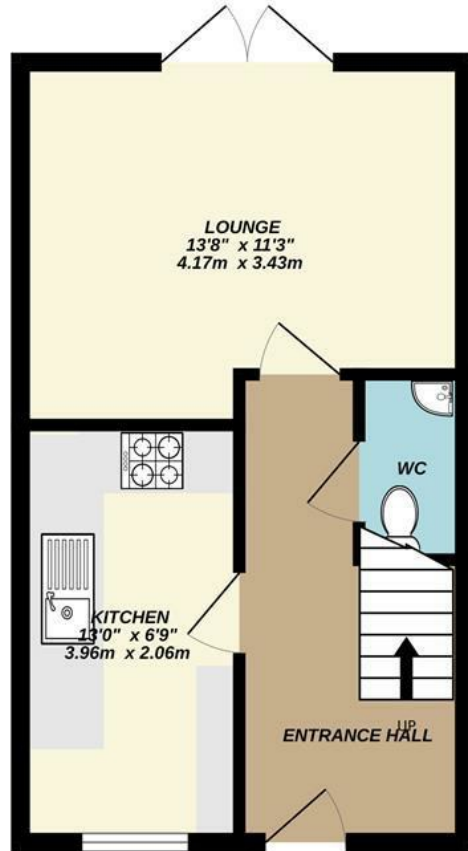




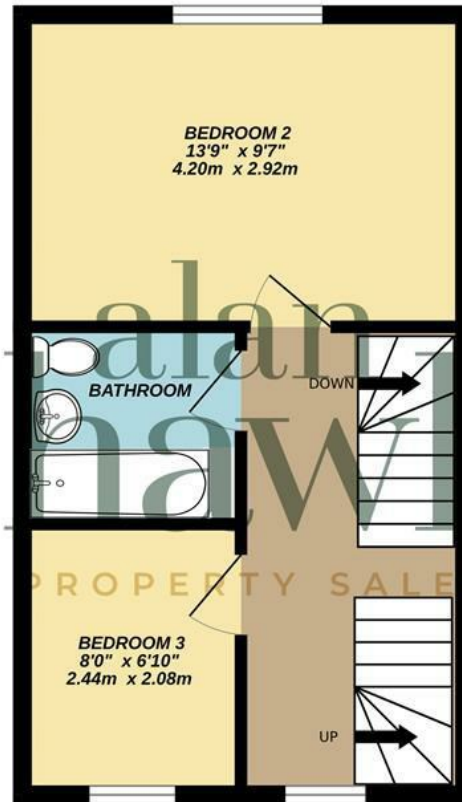




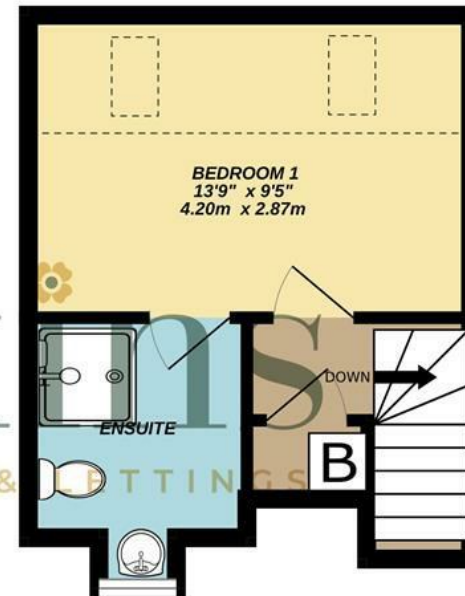
GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



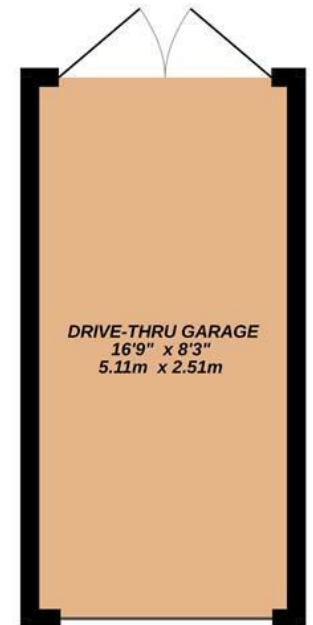
1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



GARAGE
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

