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PROPERTY SALES & LETTINGS

Garraways, Royal Wootton Bassett, SN4 8LL

01793 840 222 | alanhawkins.co.uk



- Stunning 3 Bedroom Link-Detached House
- Extremely Well presented Through-Out
- Kitchen with Granite Tops + Miele & Neff Appliances
- Wonderful Landscaped Garden Siding onto Permanent Green.
- Viewing HIGHLY Recommended

- Corner Situated
- Two Reception Rooms
- Modern and Attractive Shower Room
- Attached Garage with Electric Roller Door
- NO ONWARD CHAIN

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40 Garraways

Royal Wootton Bassett, SN4 8LL

£370,000

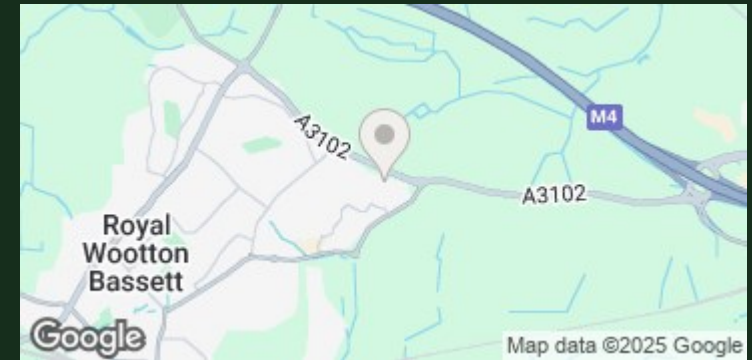
A Fabulous example of this 1980's constructed three bedroom link-detached house occupying a corner position and siding onto a permanent green in the established development of Woodshaw on the eastern fringes of Royal Wootton Bassett. This beautifully presented and maintained property offers an entrance hall, cloakroom, a well fitted kitchen with units under granite worktops and include integrated Miele & Neff appliances. The two generous receptions rooms to the rear enjoys a log burning stove and French doors to the rear veranda.

To the first floor are three good bedrooms, two being generous doubles with fitted wardrobes and bedroom three neatly laid out as a study. The family bathroom is very well fitted with double shower with built-in tiled seating area, a moulded sink unit and tasteful frosted glass sliding door. The attached garage has a fitted with an electric roller door and block paved driveway for 2 vehicles and side gated access to the rear garden which is very well maintained and has a spacious patio under

a pergola, and garden laid to lawn with shed/log store.

This is truly a wonderful property that is sure to please and come highly recommended.

Offered with no onward chain, contact Alan Hawkins Property sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Services

Gas: Mains

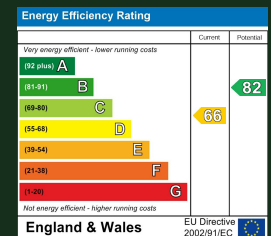
Electric: Mains

Water + Waste: Mains

Internet Speeds: Up to 1000 mbps (Ofcom)

Flood Risk: Very Low (Environmental Agency)

Energy Efficiency Rating (England & Wales)

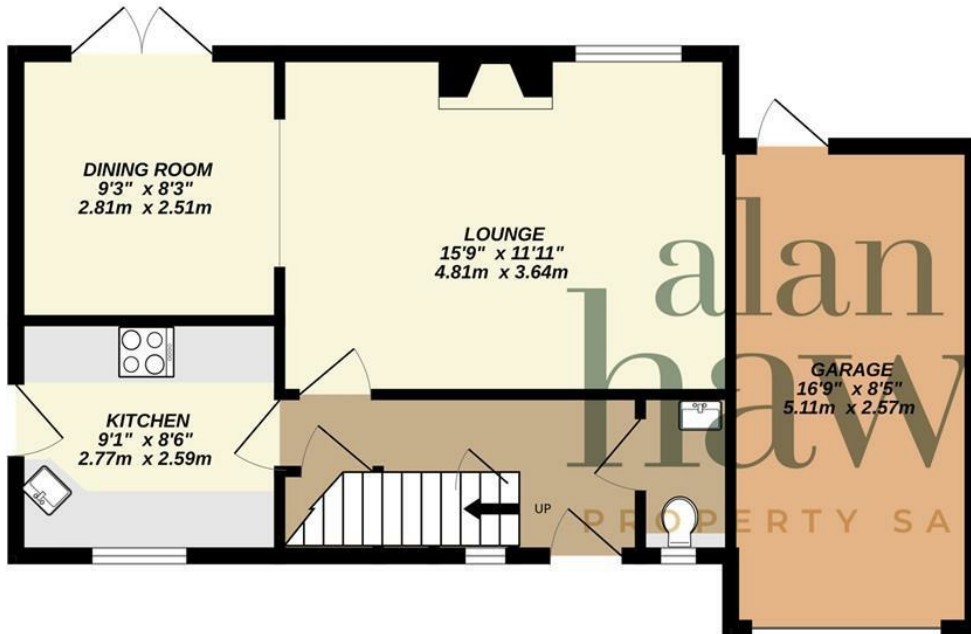




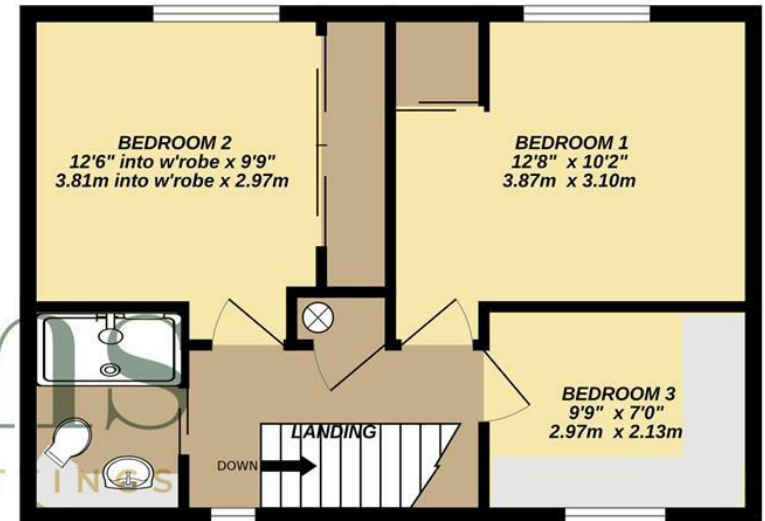




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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.

