



alan  
hawkins

Deben Crescent, Swindon, SN25 3QB

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- Semi-Detached Bungalow
- Head of Cul-De-Sac Location
- Lengthy Driveway
- Great Scope
- Sought After Location

- 2 Bedrooms
- Some Updating required
- Enclosed Rear Garden
- No Onward Chain
- Viewing recommended



# 31 Deben Crescent Swindon, SN25 3QB

£299,950

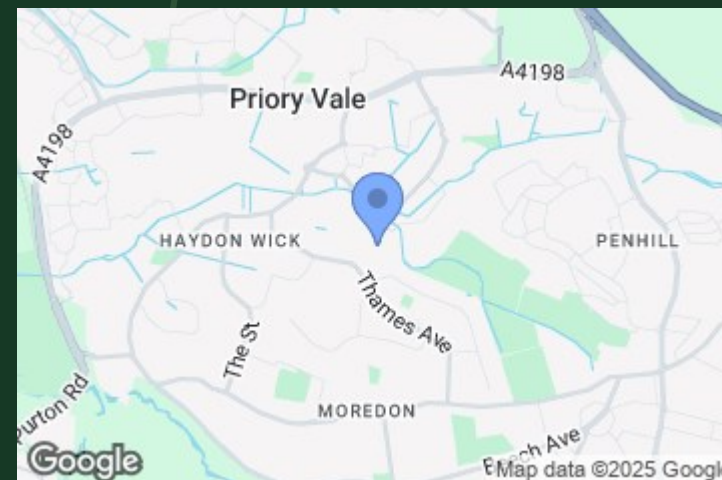
Situated in the popular area of Haydon Wick, is this two-bedroom semi-detached bungalow offering spacious and comfortable living that requires some updating! The property benefits from a generous layout, a private rear garden, and excellent parking options, making it an ideal choice for those looking for a practical and inviting home.

The accommodation includes an entrance porch leading into a hallway with storage. The bright and airy 16ft living room provides a welcoming space to relax with a log burning stove (not checked) while the kitchen/breakfast room offers a generous dimensions. We believe the property originally had three bedrooms but having knocked two into one creating a spacious primary bedroom. The second bedroom is dual aspect and enjoys views of the garden. A spacious bathroom completes the interior layout.

Externally, the property is located towards the head of the Cul-de-Sac and boasts an extensive driveway. The rear garden is laid mainly to lawn and enjoys a good level of privacy with no overlooking properties to the rear.

The property does require some cosmetic enhancement throughout, so if you are looking for a property to put your own stamp on it, then this is the property for you!

With its desirable location and practical living space, this bungalow presents a fantastic opportunity in Haydon Wick. Viewing is highly recommended.



## Viewings

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

**Council Tax: Swindon Council**

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

**Management Fee: N/A**

**Services:**

**Gas: Mains**

**Electric: Mains**

**Water and Waste: Mains**

**Flood Risk: Very Low (Environmental  
Agency)**

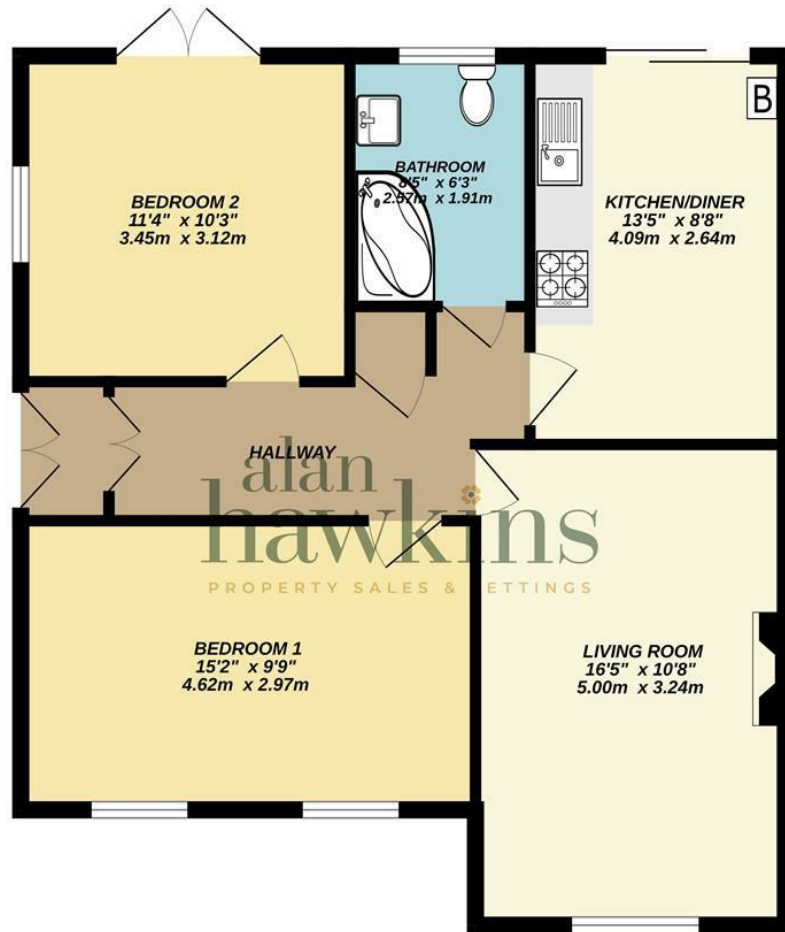
**Internet Speeds: Up to 1000mbps (Ofcom)**



**Energy Efficiency Rating  
(England & Wales)**

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		58	77
EU Directive 2002/91/EC			

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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**Alan Hawkins**  
26/26a High Street,  
Royal Wootton Bassett,  
Wiltshire, SN4 7AA

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