



Englefield, Royal Wootton Bassett, SN4 8BZ

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PROPERTY SALES & LETTINGS



- 3 Double Bedroom Detached
- Utility + Cloakroom
- Recent Re-wire
- Great location.

- Lounge with Log Burner
- Generous Rear garden
- Central Heating Overhaul.

1 Englefield

Royal Wootton Bassett, SN4 8BZ

£435,000

A spacious and extended 3 double bedroom detached house situated in this desirable and established cul-de-sac location in the heart of Royal Wootton Bassett.

Having been greatly improved by the current owners including a complete re-wire and central heating overhaul, this delightful property sits on a generous plot and offers by way of accommodation an entrance hall and porch, living room with log burning stove, extended kitchen/diner leading to a utility and cloakroom. To the first floor are 3 large double bedrooms and family bathroom. Side access leads to the large garden with a Southerly aspect whilst a block paved drive to the front provides off road parking and garage access.

All-in-all, an ideal family home that is sure to please. Called Alan Hawkins Property Sales on 01793 840222.

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD

Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Management Fee

Not Applicable.

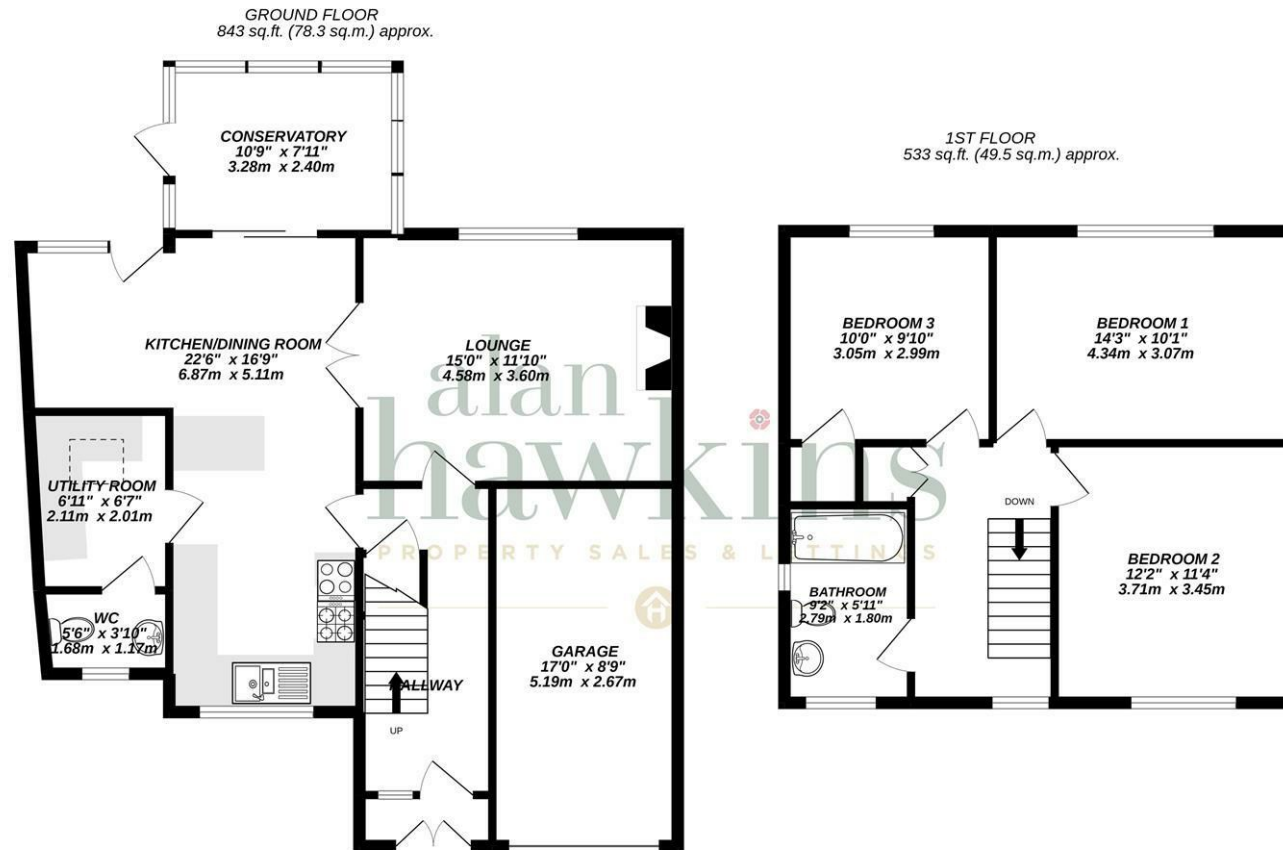
Energy Efficiency Rating (England & Wales)

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		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		









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.

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