



Windsor Close, Hook, SN4 8EE

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PROPERTY SALES & LETTINGS



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- Detached Bungalow
- Rear Extension
- Easily Accessible Loft Space
- Attached Garage & Driveway
- Excellent Potential To Extend (STPP)
- Private Close
- South Facing Rear Garden
- c90ft Rear Garden
- Study/Office

# 2 Windsor Close Hook, SN4 8EE

£350,000

An ATTRACTIVELY PRICED, two double bedroom DETACHED bungalow with REAR EXSTENSION SOUTH FACING REAR GARDEN and attached garage pleasantly positioned within a small private lane backing onto open fields within the small hamlet of Hook, ideally located on the edge of Royal Wootton Bassett, home to a variety of shops, amenities and schools and within a short drive to J16 of the M4 corridor.

The internal accommodation comprises an entrance hallway, two double bedrooms, bedroom three now used as an office/study benefiting staircase to a useful fully boarded loft room, shower room with double width shower, kitchen with side door to the carport and driveway and a living room with open archway through to a 22ft rear dining/family room extension enjoying patio doors out to the rear garden.

Outside and to the front is a driveway for at least two vehicles leading to an attached garage, carport and utility cupboard with space for washing machine, dryer and fridge/freezer. To the rear is a sizeable garden measuring approximately 50ft wide by 90ft long all of which being relatively private and non overlooked and includes two sheds and greenhouse.

This property throughout benefits uPVC double glazing, mains gas central heating and mains drainage, two garden sheds and a greenhouse.

For more information or to simply arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2,948.03  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0100

## Tenure

Freehold

## 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			
EU Directive 2002/91/EC			

England & Wales

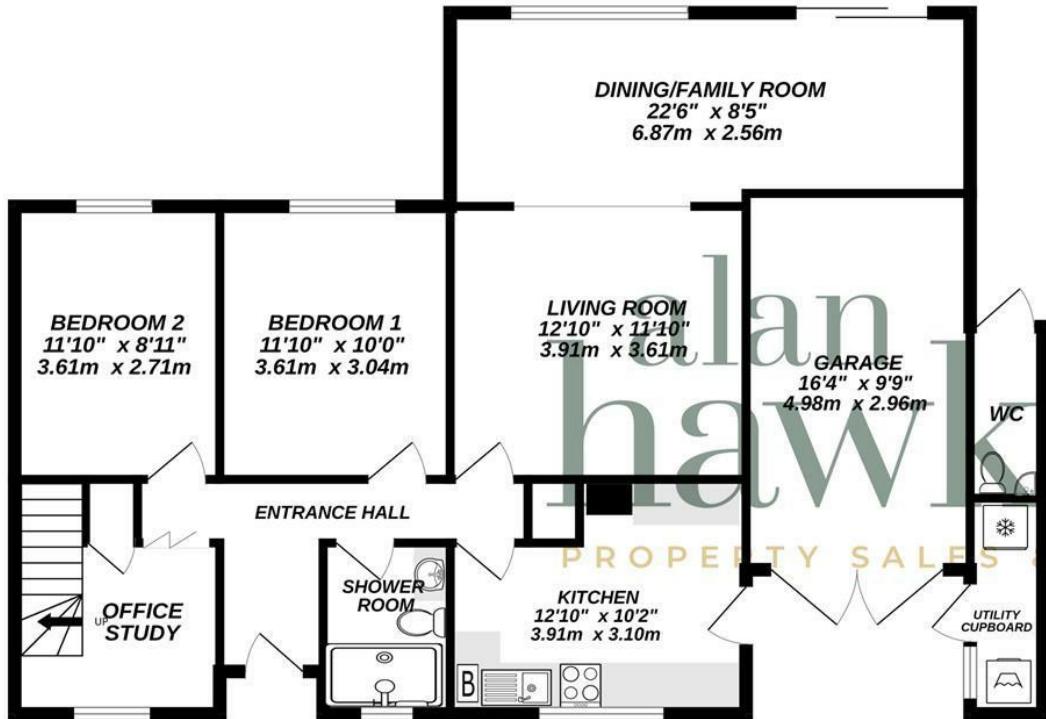
EU Directive  
2002/91/EC



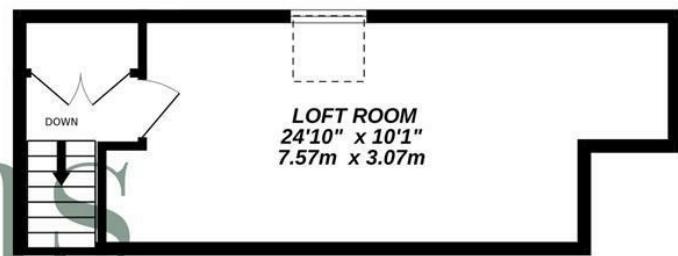




**GROUND FLOOR**  
1083 sq.ft. (100.6 sq.m.) approx.



**1ST FLOOR**  
269 sq.ft. (25.0 sq.m.) approx.



**INC LOFT ROOM**

**TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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.

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