Crosstrees, Royal Wootton Bassett, SN4 8FB

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PROPERTY SALES & LETTINGS

- 3 Bedroom End of Terrace
- Side and Rear Garden
- Cloakroom
- Gas Radiator Central Heating
- Garage + Parking
- Kitchen/Diner
- Close to Shops and Country Walks

22 Crosstrees, Royal Wootton Bassett
Swindon, SN4 8FB

Offers in excess of £280,000

Set within a popular and well-established residential area of Royal Wootton Bassett is this well-presented three bedroom end of terrace home, offering modern, comfortable living together with a rear and side garden and the added benefit of a single garage.

The accommodation initially welcomes you with an entrance hallway leading through to an inviting living room. Across the rear of the property sits a stylish kitchen/dining room, thoughtfully designed for today's family living, with direct access out to the garden and cloakroom.

To the first floor are two generous double bedrooms, a third single bedroom, and a modern family bathroom, all arranged from a central landing.

Externally, the home enjoys a pleasant, well-proportioned rear garden with a further side garden with gated access to a single garage positioned beneath an adjoining coach house.

Conveniently located for local schooling, shops and everyday amenities, as well as providing excellent access to the M4 corridor and Swindon, this property represents an excellent opportunity for first-time buyers, families, professionals or downsizers alike.

Early viewing is strongly recommended.

Viewings

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

Council Tax: Wiltshire Council

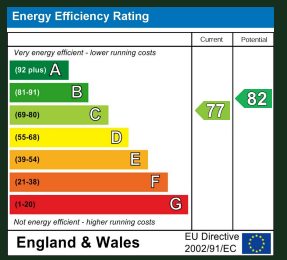
Tax Band C For year 2025/26 = £2269.63
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee: tbc

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

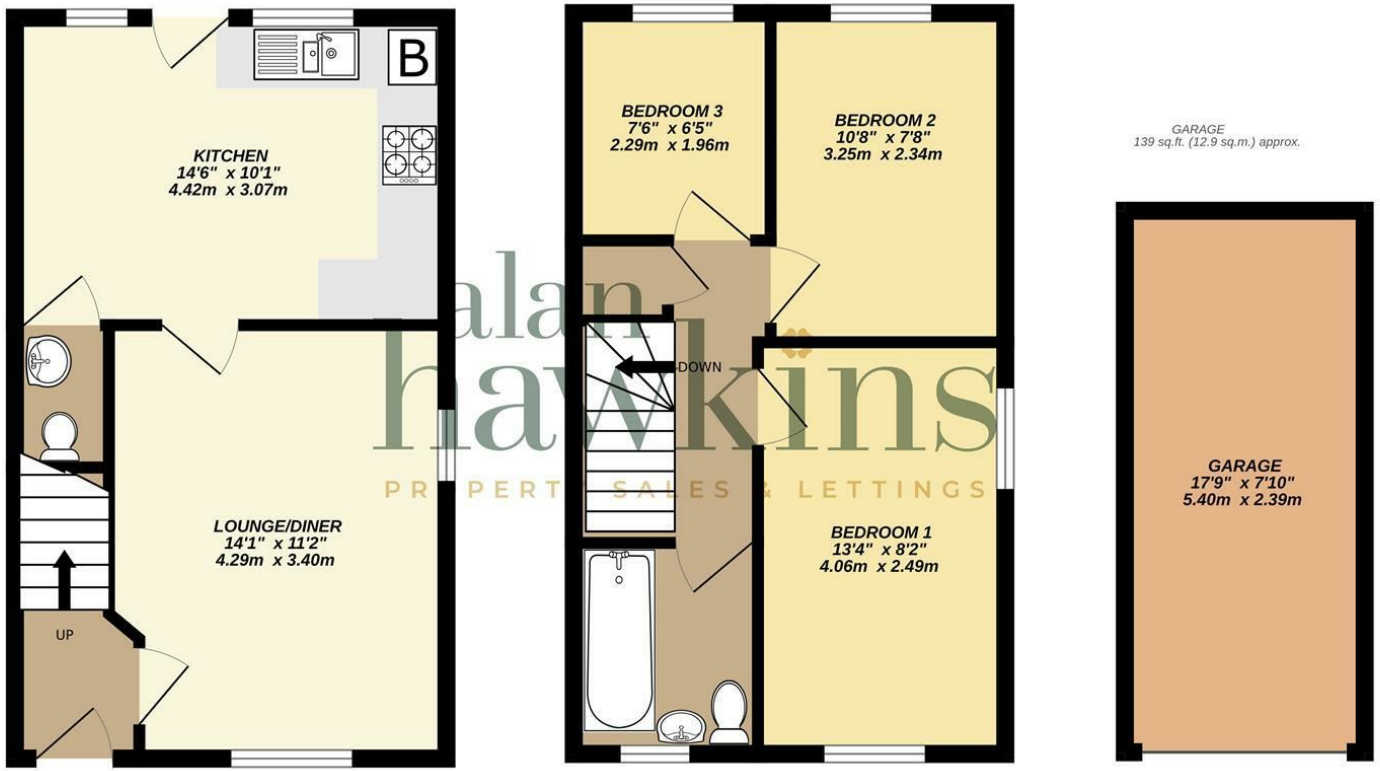
Tenure: House= Freehold -
Garage = Leasehold (999 yrs)
Management Fee: £tbc

Energy Efficiency Rating (England & Wales)



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



GARAGE
139 sq.ft. (12.9 sq.m.) approx.

TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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PROPERTY SALES & LETTINGS

Alan Hawkins
26/26a High Street,
Royal Wootton Bassett,
Wiltshire, SN4 7AA

01793 840 222 | alan**hawkins**.co.uk

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