



alan  
hawkins

Longleaze, Royal Wootton Bassett, SN4 8AS

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PROPERTY SALES & LETTINGS



- Extended 3 Bedroom Semi-Detached
- Kitchen/Breakfast Room
- Large Utility Room with Cloakroom
- uPVC Double Glazing
- Large Block Paved Driveway

- Bay Windowed Lounge
- Walk-Through Dining Room
- Attractive Modern Bathroom
- Generous Rear Garden
- Viewing Recommended

# 62 Longleaze

## Royal Wootton Bassett, SN4 8AS

£365,000

Situated is this highly favoured residential location in Royal Wootton Bassett is this attractive and EXTENDED 3 bedroom bay windowed semi detached house. This beautifully presented property comprises an entrance hall with useful cloaks/shoe cupboard, a lovely and well decorated bay windowed lounge, dining room with a large utility room and cloakroom with a delightful kitchen/breakfast room to the rear fitted with an extensive range of 'Wren Units' under block worksurfaces and incorporates a microwave/oven and single oven, induction hob, fridge/freezer and dishwasher, with French doors to the rear.

To the first floor are 3 good bedrooms, two of which are double in size and an attractive and stylish family bathroom. To the rear is a garden laid mainly to lawn with two patio areas, a garage to the side and a large block paved driveway for c4-5 vehicles. All in all, a delightful property that is sure to please.

Call Alan Hawkins Property Sales to arrange a viewing.



### 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

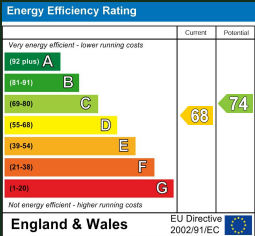
### Tenure

Freehold

### Management Fee= N/A

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

### Energy Efficiency Rating (England & Wales)





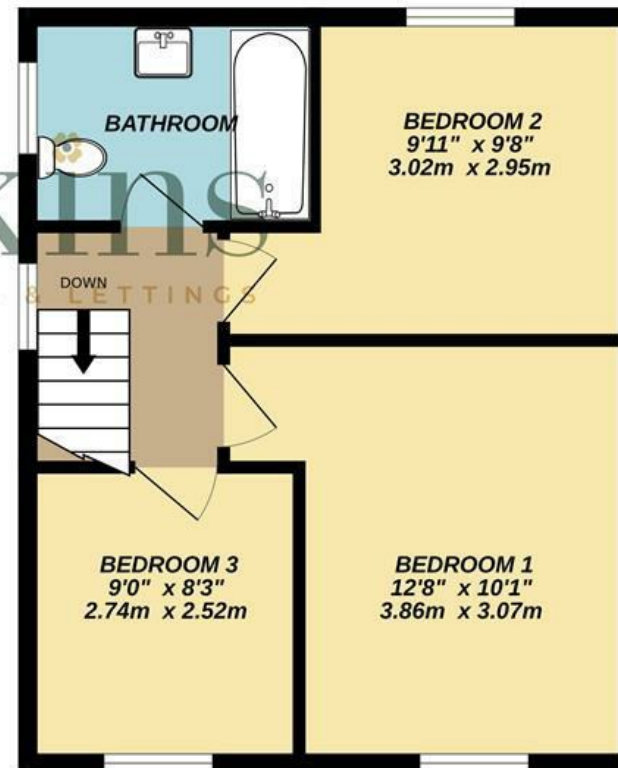




GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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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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