



**Buxton Way, Swindon, SN4 8JB**

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PROPERTY SALES & LETTINGS



- Three Storey Town House
- South East Facing Rear Garden
- French Doors To Rear Garden
- Impressive Top Floor Master Bedroom
- Full Fibre Internet Available
- Garage & Parking To The Side
- Kitchen/Diner
- Cloakroom
- En-Suite Shower Room

# 31 Buxton Way Swindon, SN4 8JB

£345,000

This spacious and attractive four-bedroom, three-storey semi-detached family home is ideally positioned within comfortable level walking distance of Royal Wootton Bassett's thriving High Street and the excellent range of schooling the town has to offer. The property further benefits from a garage tucked neatly beneath a coach house and driveway parking located directly to the side with EV charging point included.

Designed in the ever-popular townhouse style, the layout is both practical and versatile. The ground floor features a welcoming entrance hallway with a convenient cloakroom, a well-proportioned kitchen/diner ideal for everyday living and entertaining, and a living room positioned to the rear with French doors opening onto the south east facing garden.

The first floor offers three good-sized bedrooms served by a modern family bathroom, while the top floor is dedicated to an impressive dual-aspect principal bedroom measuring approximately 20ft, complete with a generous and newly fitted en-suite shower room, creating a private retreat away from the main living areas.

Outside, the rear garden is fully enclosed and enjoys a sunny aspect, with gated side access, a patio seating area. The garage and allocated parking space are conveniently positioned to the side of the property.

For further details or to arrange a viewing, please contact our friendly sales team at Alan Hawkins Property Sales.



### 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

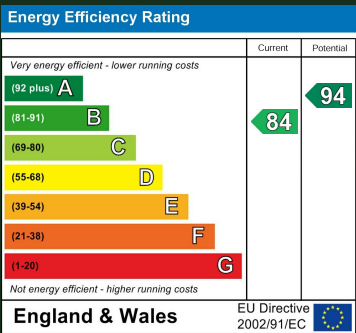
### Tenure

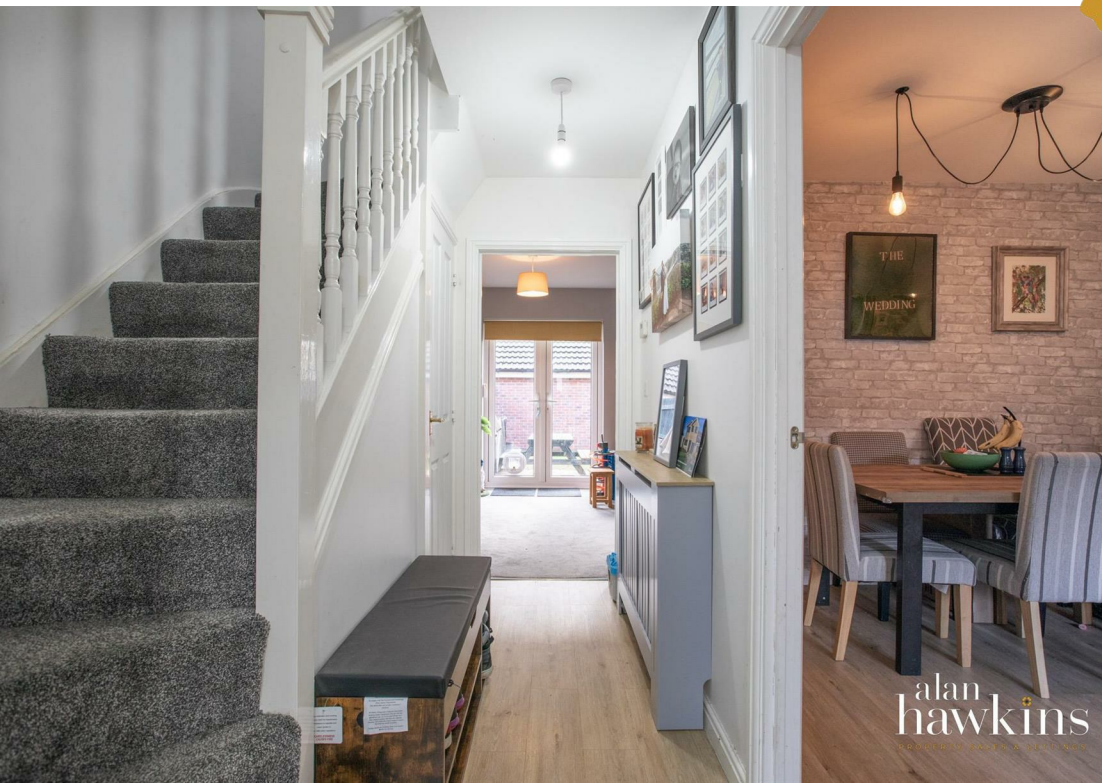
Freehold

### Management Fee: £152 p/a

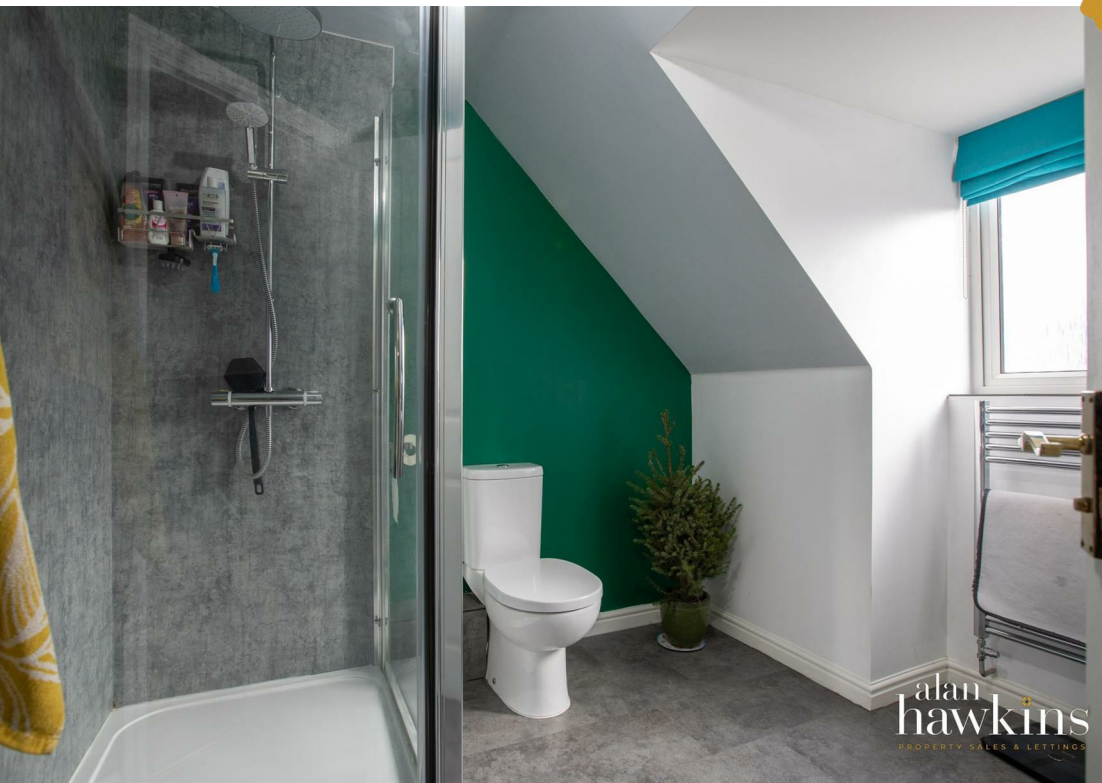
- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Internet - Up to 1600\* Mbps Full Fibre download speed available

### Energy Efficiency Rating (England & Wales)

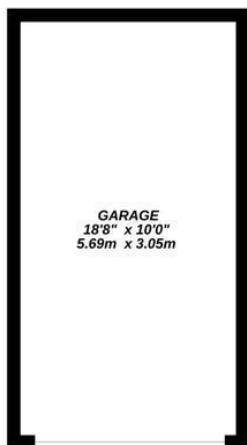






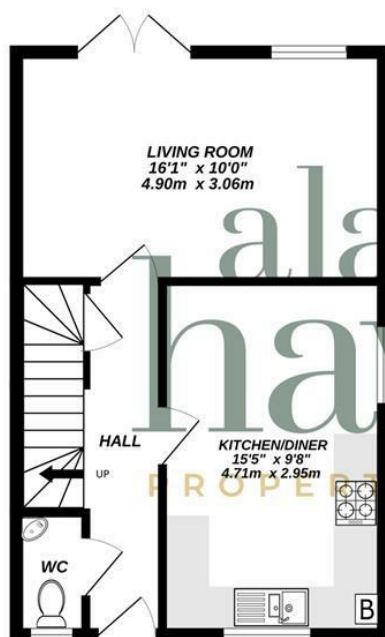


GROUND FLOOR  
187 sq.ft. (17.4 sq.m.) approx.



GARAGE  
18'8" x 10'0"  
5.69m x 3.05m

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



LIVING ROOM  
16'1" x 10'0"  
4.90m x 3.06m

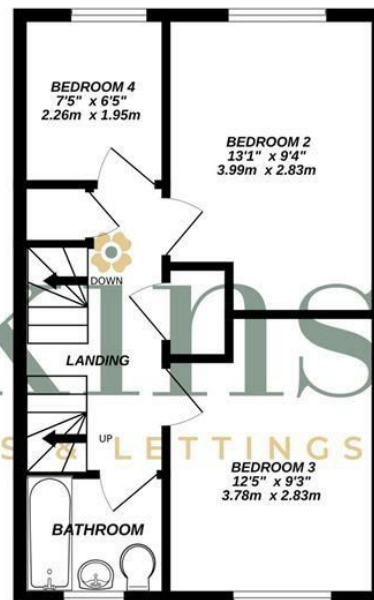
KITCHEN/DINER  
15'5" x 9'8"  
4.71m x 2.95m

HALL

UP

WC

1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



BEDROOM 4  
7'5" x 6'5"  
2.26m x 1.95m

BEDROOM 2  
13'1" x 9'4"  
3.99m x 2.83m

DOWN

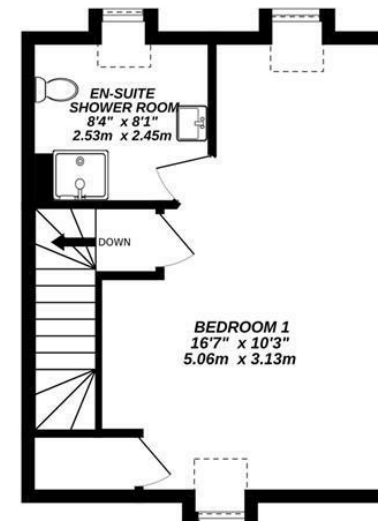
LANDING

UP

BATHROOM

BEDROOM 3  
12'5" x 9'3"  
3.78m x 2.83m

2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



EN-SUITE  
SHOWER ROOM  
8'4" x 6'1"  
2.53m x 2.45m

DOWN

BEDROOM 1  
16'7" x 10'3"  
5.06m x 3.13m

TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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.

