

JESSICA JAMES  
Properties



36 Toynbee Avenue, Tadpole Garden Village, Swindon, SN25 2QQ  
£460,000



## 36 Toynbee Avenue, Tadpole Garden Village, Swindon, SN25 2QQ

**£460,000**

A DETACHED family home nestled in the the charming Tadpole Garden Village. We are delighted to present this beautifully maintained house which is ideally located close to local amenities, making it perfect for family living.

Upon entering, you will find a spacious and inviting hallway with a cloakroom. Then onto the sitting room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen/dining room, which features a stunning bay window and patio doors connecting to the rear garden, additionally, a separate laundry room adds to the practicality of the home.

The property boasts four well-proportioned bedrooms, including three generous double rooms and a single bedroom. The master bedroom is particularly impressive, featuring fitted wardrobes and a private en-suite shower room.. A family bathroom serves the other three bedrooms, ensuring facilities for all.

The rear garden is a delightful retreat, enclosed by a wall for privacy, and features low-maintenance artificial grass along with a designated seating area. For added convenience, the property includes a single garage with parking and additional parking space to the side of the house and an EV charger. This property is still under the 10 year warranty.

This home is a wonderful opportunity for families seeking comfort and style in a peaceful setting. We highly recommend viewing to fully appreciate all that this property has to offer.

## Description

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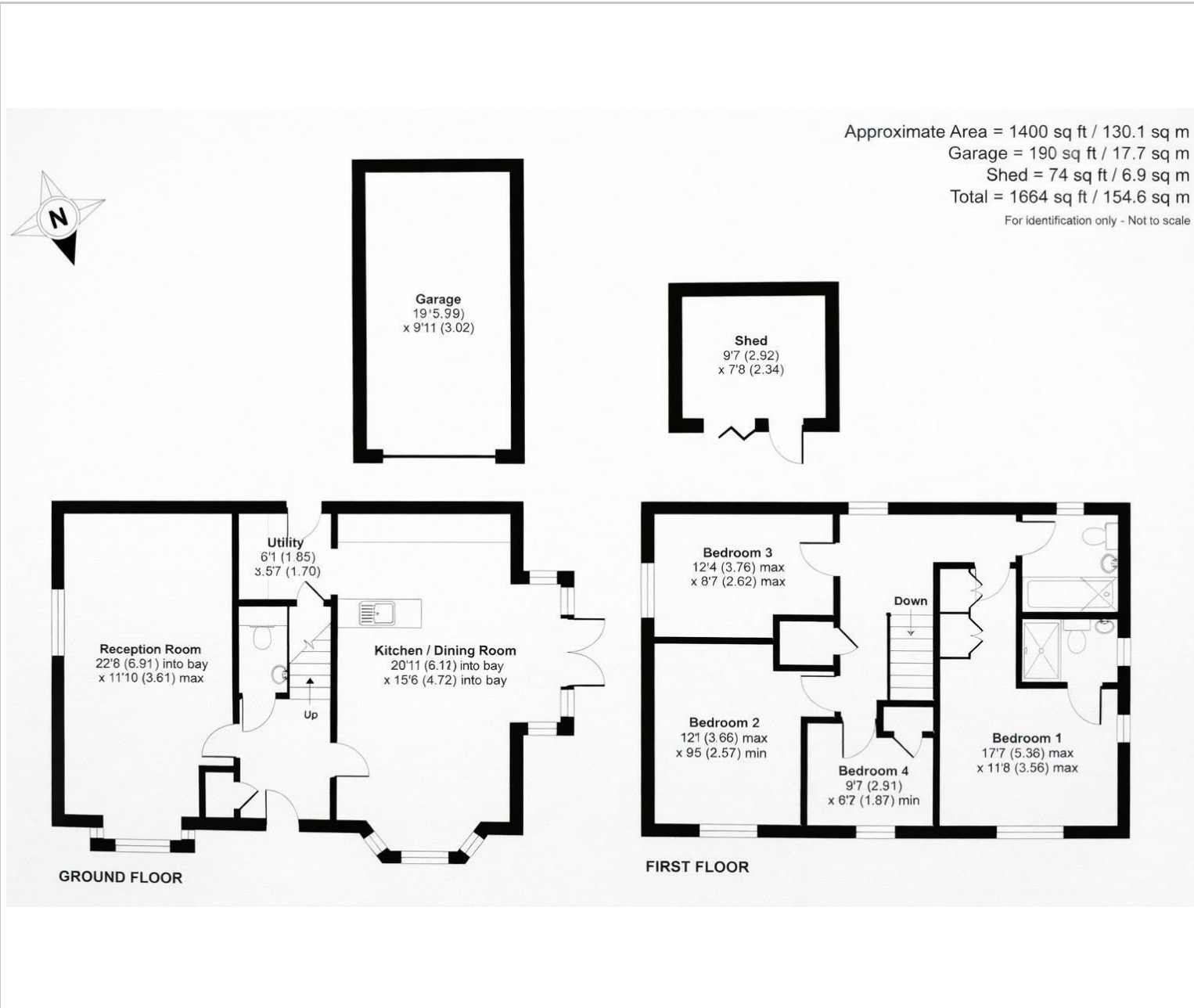
## Situation

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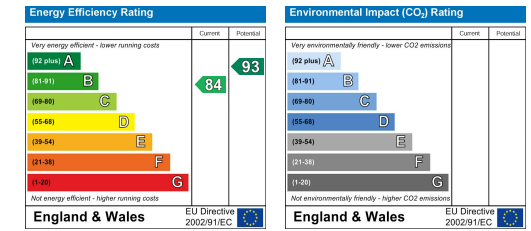


Council Tax Band: E

## Floor Plans



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Viewing

Please contact our Jessica James Properties Office on 01793 875324 if you wish to arrange a viewing appointment for this property or require further information.

## Contact us

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 jessica@jessicajamesproperties.co.uk