



5 Brandon Close, Grange Park, SN5 6AA  
£360,000

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Nestled in the desirable area of Grange Park, Brandon Close presents an exceptional opportunity to acquire a splendid detached house set on a generous corner plot. This property boasts four well-proportioned bedrooms, making it an ideal family home.

The spacious layout offers ample room for comfortable living, and the potential for extension (subject to planning permission) allows for further personalisation to suit your needs. The double garage provides convenient parking and additional storage, enhancing the practicality of this delightful residence.

With its prime location, this home is perfectly positioned to enjoy within easy reach of local amenities and transport links. Whether you are looking to settle down with your family or seeking a property with room to grow, this house on Brandon Close is a remarkable find that promises both comfort and potential. Do not miss the chance to make this wonderful property your own.

#### **Entrance Porch**

3'11" x 3'0" (1.2 x 0.92)

#### **Entrance Hall**

3'11" into 7'1" x 8'6" (1.2 into 2.17 x 2.6)

Entrance door, stairs to first floor with understairs storage cupboard, door to living room, door to dining room, door to wc, door to kitchen, door to garage,

#### **Living Room**

12'0" into 9'4" x 21'8" (3.68 into 2.87 x 6.62)

Window to front, gas fire (untested), uPVC door to conservatory, archway to dining room, radiator

#### **Dining Room**

8'8" x 9'8" (2.65 x 2.95)

Window to rear, space for family dining table, radiator





### **Kitchen**

**8'10" x 12'10" (2.7 x 3.93)**

Window to rear, uPVC door to garden, units at eye and base level, space for wine fridge, space for fridge freezer, integrated electric oven, integrated microwave, space and plumbing for dishwasher, one and a half basin sink, ceramic hob, plumbing for washing machine

### **Conservatory**

**11'1" x 11'5" (3.4 x 3.5)**

UPVC window surround, double doors to garden

### **W.C.**

**3'2" x 5'6" (0.97 x 1.7)**

Window to front, low level WC, wash basin in vanity unit, radiator

### **Utility/ Garage**

**8'10" x 15'3" (2.7 x 4.65)**

Up and over door, space and plumbing for washing machine

### **Garage**

Electric door, door to garden

### **Stairs & Landing**

Stairs from ground floor, doors to bedrooms and bathroom

### **Bedroom One**

**10'4" (to wardrobe) into 11'9" x 9'10" (3.16 (to wardrobe) into 3.6 x 3)**

Window to front, built in wardrobes, wash basin, shower, radiator

### **Bedroom Two**

**12'1" x 11'9" (3.7 x 3.6)**

Window to front, radiator, wash basin

### **Bedroom Three**

**8'8" x 9'6" (2.65 x 2.9)**

Window to rear, storage cupboard, radiator

### **Bedroom Four**

**8'10" x 9'6" (2.7 x 2.9)**

Window to rear, radiator

### **Bathroom**

**6'6" x 6'6" (2 x 1.99)**

Window to rear, WC, bath, wash basin in vanity unit, heated towel rail

### **Rear Garden**

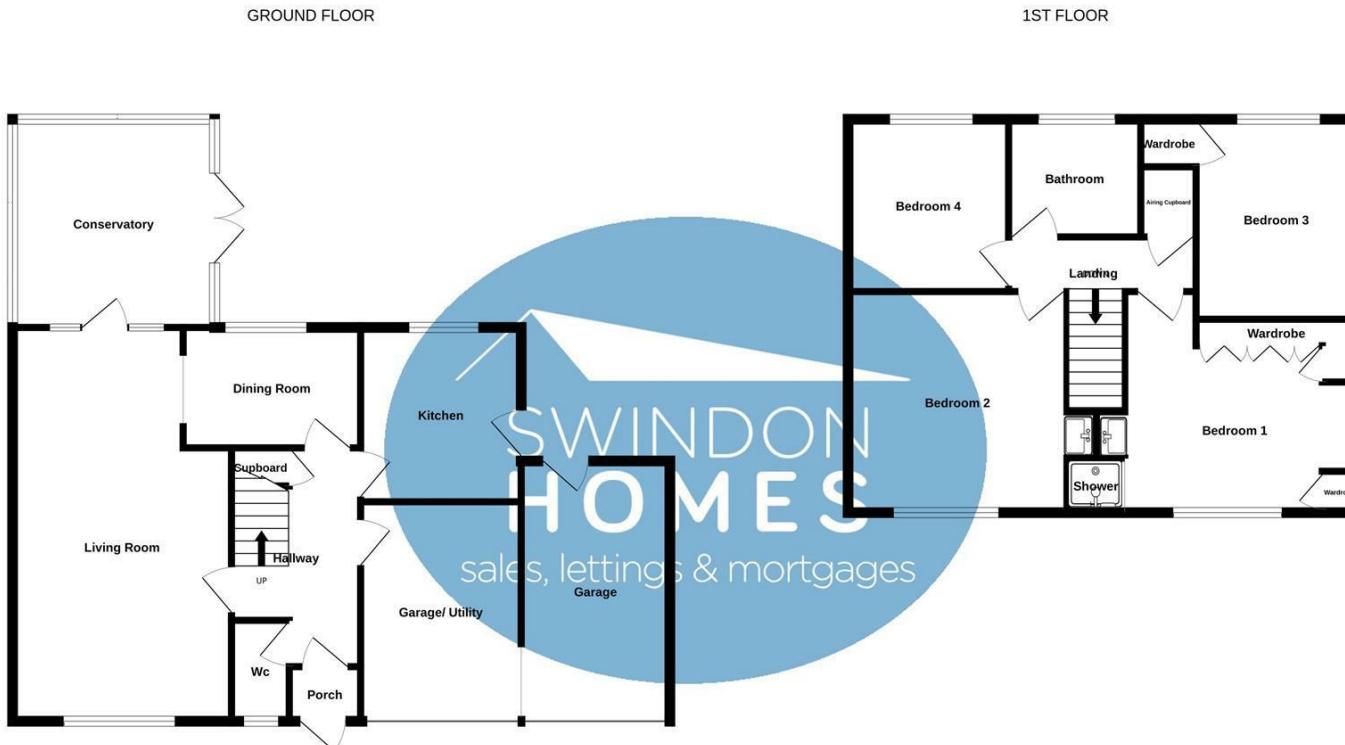
Side access, gravel area leading to patio, enclosed lawn, storage shed

### **Front of Property**

Driveway parking for multiple cars, lawn area

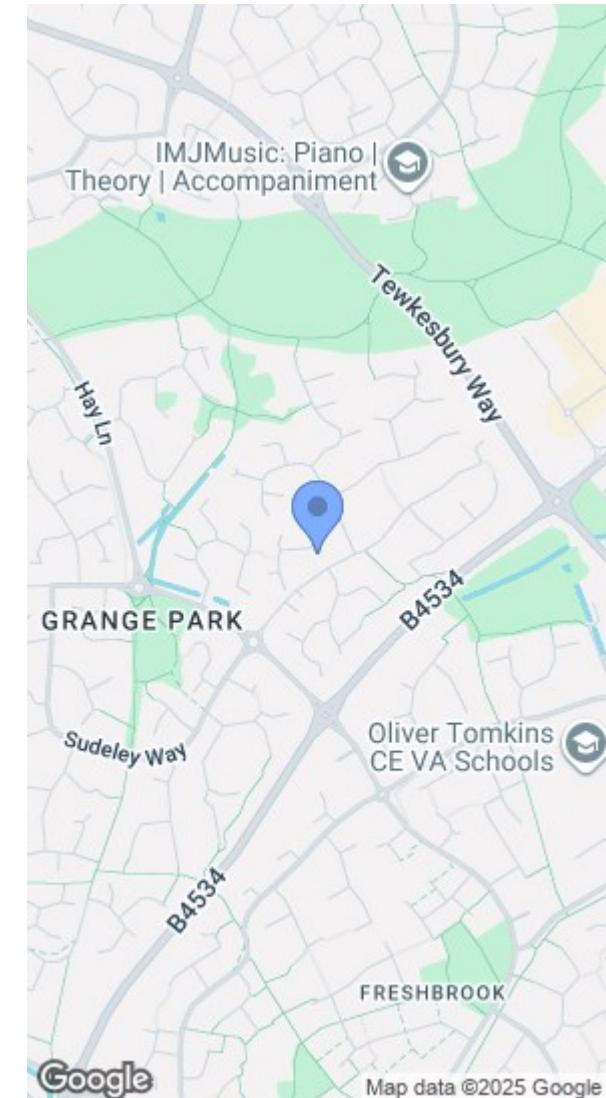






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, rooms and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			