



Janus Road, Blunsdon, Swindon, SN26 8AG

£575,000  
(Subject to Contract)

*Hanley's*

## Janus Road, Blunsdon, SN26 8AG

An attractive and beautifully presented four bedroom detached property situated in a sought after cul-de-sac location. The property built by 'Hills' offers spacious accommodation comprising: entrance hall, cloakroom, study/playroom, superb fitted kitchen/family/dining room with integrated appliances and French doors opening to the Southerly facing rear garden, separate utility room with door to the double garage; currently used as a games room, living room with French doors to the garden. To the first floor: spacious landing, family bathroom with bath and separate shower cubicle, bedroom one with walk through dressing room with four fitted double wardrobes and en-suite shower room, bedroom two with fitted wardrobe and en-suite shower room and two further bedrooms; one with fitted wardrobes. Outside to the rear is an enclosed southerly facing rear garden with paved patio and grassed area, personal door to the double garage with power, light and fitted storage cupboards. To the front there is a block paved driveway leading to the double garage. The front garden is laid to lawn with hedging, path to front door and side access to the rear garden. The property further benefits from gas fired radiator central heating, double glazing and the remainder of the NHBC certificate.

Blunsdon is a sought after village with primary school, doctors surgery, church, community shop/café, public house and hotel. Excellent road access is afforded to the A419, M4 JCT 15 and Swindon mainline station to London Paddington.



**3 Bathrooms**



**4 Bedrooms**



**3 Receptions**

**EPC: B 86**

**Council Tax Band: F**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) approx.



Hanley's Estate Agents  
25 High Street, Highworth, SN6 7AG  
Tel: 01793 762005 mail@hanleys.co.uk

