



Wrde Hill, Highworth, SN6 7BX

£535,000  
(Subject to Contract)

*Hanley's*

# Wrde Hill, Highworth, SN6 7BX

A well presented four bedroom detached property situated at the end of a sought after cul-de-sac within a level walk of the High Street with an open aspect to the rear. The property has been extended and offers spacious accommodation comprising: Entrance hall with double storage cloaks cupboard, ground floor W.C., dual aspect living room with fireplace and sliding patio doors to the rear garden, dining room with understairs storage cupboard and patio doors to the rear garden, fitted kitchen with built-in double oven, hob and extractor fan over, door to the garden and personal door to the garage with gas fired boiler, power, light and electric roller door. To the first floor: landing with airing cupboard and access to the insulated loft with light via a drop-down ladder, family bathroom with shower over the bath, bedroom one with fitted wardrobes and en-suite bathroom with eaves storage. Three further good sized bedrooms all with fitted wardrobes. The property further benefits from gas radiator central heating and double glazing. Outside to the front is a large enclosed driveway providing parking for several vehicles leading to the garage. Gated access to the side leads to the attractive and established rear garden with large patio, shaped lawn with a selection of flowers, trees, shrub beds and borders, greenhouse, vegetable patch and gated rear access leads to the green open space behind giving easy access to the tennis court and recreation centre.



**2 Bathrooms**



**4 Bedrooms**



**2 Receptions**

**EPC: C 71**

**Council Tax Band: E**

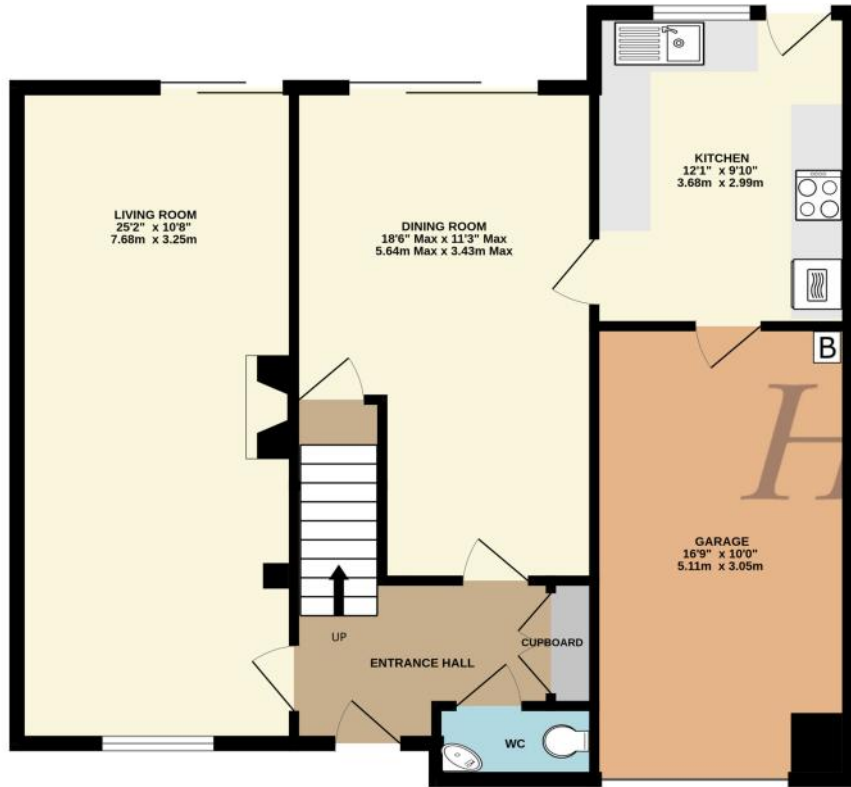
**Tenure: Freehold**



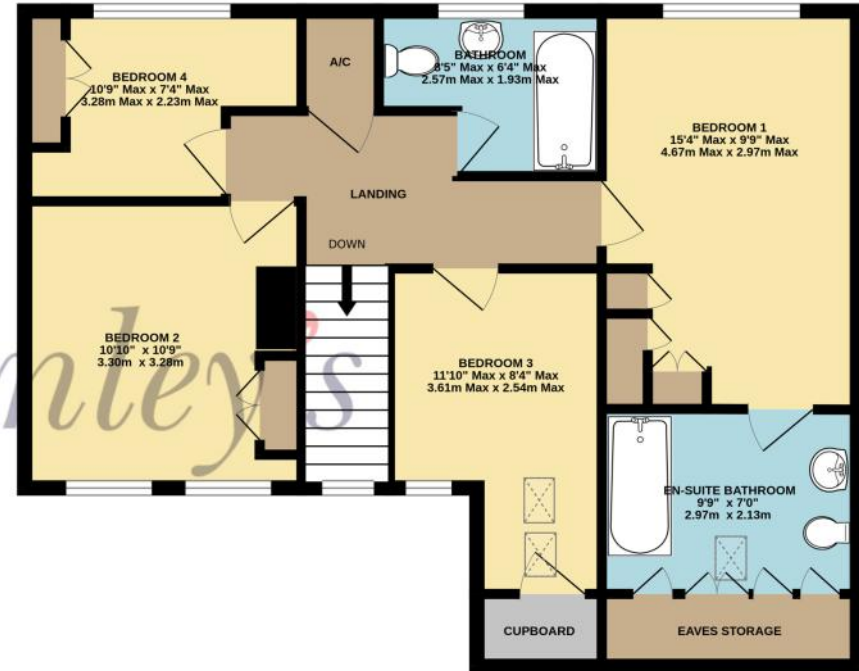
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GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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