



38 Brookfield, Highworth, SN6 7HY

£575,000
(Subject to Contract)

Hanley's

38 Brookfield Highworth SN6 7HY

An impressive four bedroom detached property situated on a corner plot in a sought after cul de sac location close to local amenities and school. The versatile accommodation comprises in brief: entrance hall, living room with double glazed door to the rear garden, separate dining room leading to the study, fitted kitchen/breakfast room with 'Range' style cooker with seven ring gas hob and overhead extractor, integrated dishwasher, washing machine and tumble dryer, storage cupboard, ground floor wet room with w.c., wash hand basin and shower. Wooden flooring to the hall, living room and dining room. To the first floor there are four bedrooms; two with fitted wardrobes and a shower room. The property also benefits from gas radiator central heating and double glazing. Outside there is a block paved driveway to the front leading to the attached garage and gated access to both sides leading to the attractive rear garden with large patio area shaped lawn, shed, raised flower beds and far reaching rural views.



2 Shower Rooms



4 Bedrooms



3 Receptions

EPC: D68

Council Tax Band: F

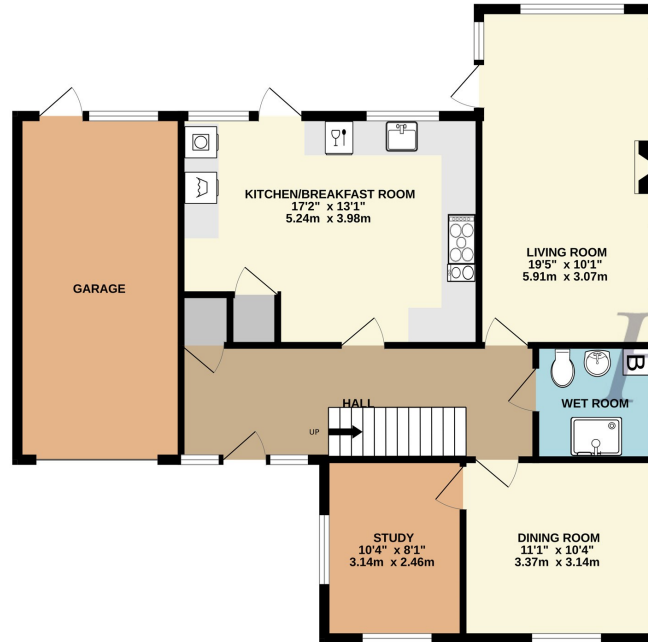
Tenure: Freehold



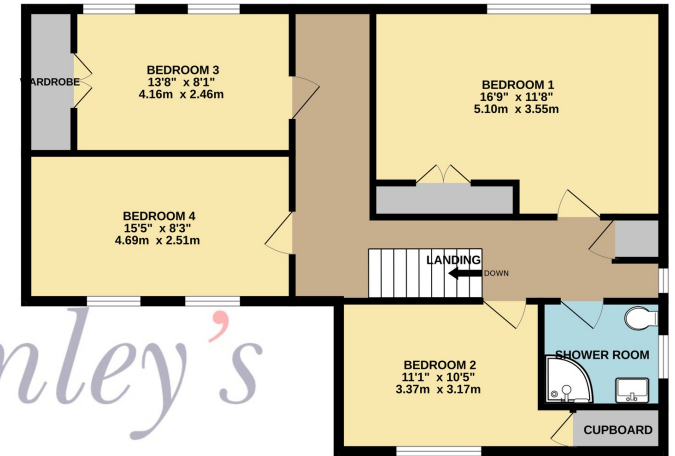
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GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 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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