





An individual detached bungalow sitting in an elevated position on a generous plot with driveway and off street parking and a double length detached single garage. Genuine scope to improve and/or extend. Loft conversion potential (subject to suitability of roof). Please see below for viewing arrangements. Floorplans and EPC on order.

Crestelan holds an elevated position on the sought after location of Old Shaw Lane. The property is approached via a tarmac drive which leads up to the double length single garage. To the left hand side of the drive is a good sized south facing elevated mainly lawn garden. Access to the house is through the front door which leads into a good sized hall. Immediately to the right is a sitting room with a bay window, radiators, and a gas fire, we have been informed that there is a double chimney breast sitting between the sitting room and the kitchen potentially allowing for an open fire or wood burning stove.

Opposite the sitting room is the principal double bedroom which has a bay window and radiators, this looks out over the front garden. The far end of the hall accesses a smaller double bedroom and family bathroom to the left. Both of these rooms have central heating and look over the rear garden. To the right of these is a good sized kitchen which houses the hot water tank, airing cupboards and Worcester boiler. There is room in the kitchen for a family table. Off the kitchen is a walk in pantry and the rear porch, which leads out onto a decent sized rear garden. This is a mixture of lawn, shrubs and fruit bushes etc. The detached garage can be accessed either through the vehicular door from the driveway or a single pedestrian door at the other end.



There is a pathway between the bungalow and the garage which leads from the front of the house to the rear garden. This is a very appealing opportunity for a purchaser to place their own stamp on a genuine property which lends itself to being modernized and/or extended and/or the loft being converted (subject to any necessary consents).

Services - Mains gas, electricity, water and sewage.

The legals are completed for the property therefore a sale can be executed straight away.

This will be available from Kidson-Trigg by email only. Please email shrivenham@kidsontrigg.co.uk or telephone 01793 781937 to request your Legal Pack.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed.

Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct.

However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey.

All measurements given are approximate and are wall to wall unless stated otherwise.

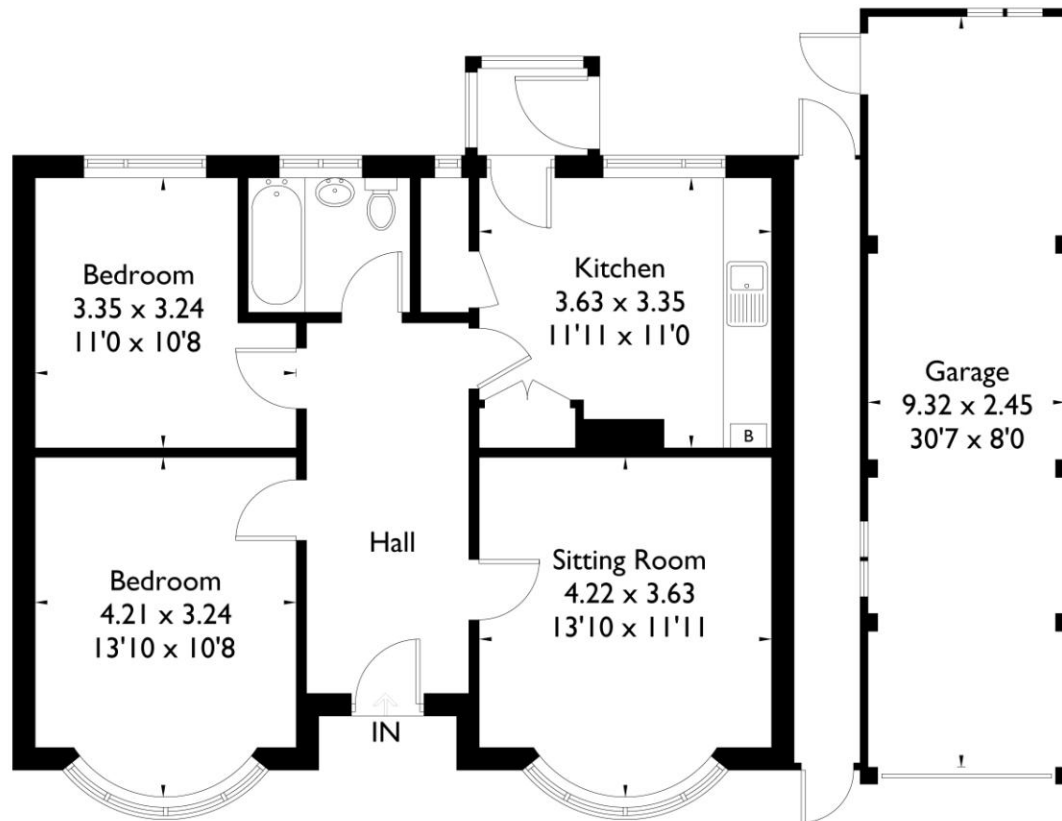


**Viewing strictly through sole agents Kidson-Trigg
01793 781937**



Crestelan, Old Shaw Lane, Shaw, Swindon, SN5 5PJ

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft
 Garage = 22.8 sq m / 245 sq ft
 Total = 89.9 sq m / 968 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 198899

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



- Individual detached bungalow set in an elevated position
- Generous plot
- Good sized front and rear gardens
- Genuine scope to improve and or extend
- Potential for loft conversion (subject to suitability of roof construction)
- Detached double length single garage
- Drive and off road parking
- Bay windows to sitting room and front bedroom
- Double glazing
- Potential for open fire/wood burning stoves (double chimney breast in existence)