



29, Elm Park, Royal Wootton Bassett, SN4 7TA

**Guide Price £480,000**

**richard james**

Village & Country Homes





Elm Park

Royal Wootton Bassett

Freehold

 4  2  2

SOLD OFF MARKET...





This property is ideally located for the High Street, which offers a wide variety of shops, and falls within the catchment area for the "Outstanding" Royal Wootton Bassett Academy. Leisure and shopping centres can be found locally and in nearby Swindon, which also provides mainline rail links to London, Bristol, and other major cities. Junction 16 of the M4 is just a five-minute drive away, and regular bus services run every twenty minutes to Swindon and Chippenham.

Welcome Home...



















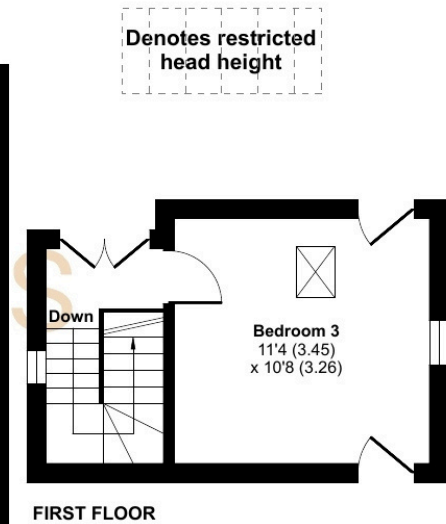
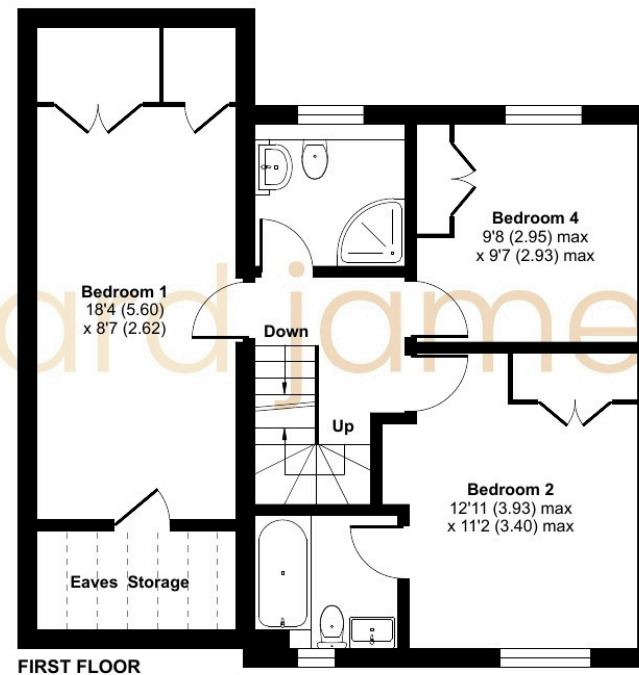
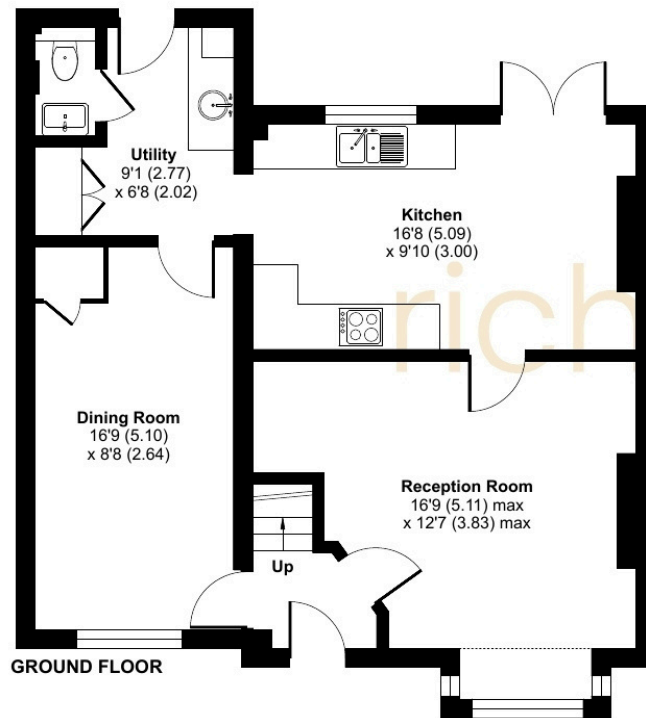
# Floorplan

Approximate Area = 1398 sq ft / 129.8 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1440 sq ft / 133.7 sq m

For identification only - Not to scale



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