



The Knoll, Croft Road, Old Town
Offers Over £450,000

Detached Family Home, 3 Bedrooms, Close Proximity To Amenities & Local Reputable Schools, Driveway

*** Property Launch Event: Sunday 6th
October 2024 ***

Parking, Large westerly Facing Rear Garden, Downstairs Shower Room + Modern & Stylish First Floor Bathroom | Freehold

The Perfect Family Home! MILES BYRON are delighted to offer 'For Sale' this very well presented, DETACHED family home located along a very desirable road and situated on an elevated, enviable and generous in size plot in Old Town, Swindon.

Attributes include: Driveway parking, a spacious 'open plan' living/dining room, c.17' in length kitchen/breakfast room & downstairs shower room. To the first floor there are three generous size bedrooms. The triple aspect master bedroom benefits from delightful, far reaching and enjoyable views and in addition benefits from its very own W.C. with wash hand basin.

There is also a very stylish main family bathroom. The property in general has lots of access to the eaves which in turn provides ample storage space throughout the property. One of the main attractions to this very 'homely' home is the very large, private and well tended WESTERLY FACING rear garden. This wonderful home also offers superb access to amenities, the Town Gardens, major road links such as Junction 15 of the M4 Motorway, the Great Western Hospital, large corporate companies are also located on the 'door step' such as Nationwide HQ & Intel. In addition the Marriott Hotel & Leisure Club can be also be found within a short walk as well as Broome Manor Golf Complex, Lawn Woods, the Polo Ground, Coate Water Country Park and a variety of reputable local schools. To fully appreciate this outstanding family home, MILES BYRON highly recommend that you confirm your appointment to view as soon as possible!

Tenure: Freehold



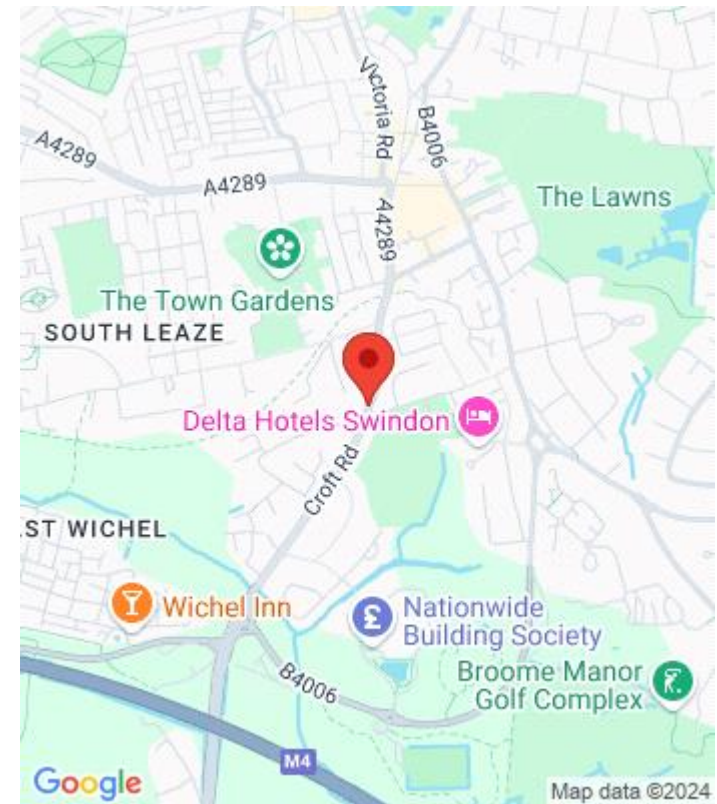
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 172.5 SQ. METRES (1865.0 SQ. FEET)
All measurements are to the internal face of walls and are intended to give a general impression of the size of the property. They do not constitute a guarantee of accuracy. The actual area may vary slightly from the above.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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