



**Fairlawn, Liden, Swindon**  
**Guide Price £550,000**

EXTENDED \* 4 BEDROOMS \* 3 BATHROOMS \* PROFESSIONALLY LANDSCAPED & FULLY

\*\*\* A READY TO MOVE INTO HOME! -  
'SHOW HOME' CONDITION &  
PRESENTATION WITH A HOMELY &  
'WELCOMING FEEL'.

\*\*\* RENOVATED TO A HIGH  
SPECIFICATION THROUGHOUT \*\*\*

\*\*\* A SOUTH FACING REAR GARDEN  
\*\*\* A STUNNINGLY PRESENTED,  
EXTENDED & DETACHED FAMILY  
HOME LOCATED WITHIN ONE OF  
THE MOST DESIRABLE CUL-DE-SAC  
ROADS OF LIDEN IN EAST SWINDON.  
\*\*\* Conveniently Located Close By To  
The Great Western Hospital,  
Greenbridge Retail Park, Junction 15  
of the M4 Motorway, Old Town  
amenities and Coate Water Country  
Park \*

\* ATTRIBUTES INCLUDE: 4  
BEDROOMS \* TWO ENSUITES +  
OFFICE SPACE \* A NEW FITTED  
FAMILY BATHROOM \* BIFOLD DOORS  
LEADING TO THE PROFESSIONALLY  
LANDSCAPED & FULLY ENCLOSED  
REAR GARDEN \* DRIVEWAY  
PARKING \* GARAGE / STORAGE AREA  
\* LARGE KITCHEN/DINING ROOM +  
FAMILY AREA \* UTILITY +  
CLOAKROOM/W.C.

N.B. This property also benefits from  
having granted planning permission  
for a first floor extension.

Tenure: Freehold

ENCLOSED REAR GARDEN " DRIVEWAY PARKING " GARAGE / STORAGE AREA " LARGE  
KITCHEN/DINING ROOM + FAMILY AREA \* UTILITY + CLOAKROOM/W.C. | 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.



Approximate Area = 1554 sq ft / 144.3 sq m  
Garage = 70 sq ft / 6.5 sq m  
Total = 1624 sq ft / 150.8 sq m  
For information only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	85
<b>England &amp; Wales</b>	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.