



Keycroft Copse, Peatmoor, Swindon
Guide Price £435,000

A DETACHED FAMILY HOME BOASTING: 4 BEDROOMS WITH AN EN-SUITE TO THE MAIN

*** Planning Permission Granted ***

*** Application Number:

S/HOU/22/0986/LZW1 ***

*** Proposal: Erection Of Single Storey
Rear And Side Extensions, Conversion
Of Garage Into Habitable Space And
Associated Works ***

*** READY TO MOVE INTO - 'SHOW
HOME' CONDITION &
PRESENTATION *** SOUGHT AFTER
WEST SWINDON LOCATION *** A
SHORT WALK TO PEATMOOR
LAGOON, AMENITIES & REPUTABLE
SCHOOLS *** A DETACHED &
WONDERFULLY PRESENTED FAMILY
HOME BOASTING: 4 BEDROOMS
WITH AN EN-SUITE TO THE MAIN
BEDROOM + A MODERN BATHROOM
*** A FULLY ENCLOSED REAR
GARDEN BOASTING A SOUTH
FACING ASPECT WHICH IN TURN
PROVIDES A HIGH DEGREE OF
PRIVACY, DRIVEWAY PARKING +
SINGLE GARAGE *** IN ADDITION
THERE IS AN OPEN PLAN KITCHEN /
BREAKFAST ROOM, LIVING ROOM,
DINING AREA, ENTRANCE HALL &
CLOAKROOM / W.C. MILES BYRON
are delighted to offer For Sale this
modern home located within close
proximity to amenities such as West &
North Swindon Orbital Shopping
Centre & Retail Park and superb
access to Junction 16 of the M4
Motorway, the A419, A417 & A420. Both
Swindon Town Centre & Old Town is
also approximately 4 miles away. To
fully appreciate this wonderful home,
MILES BYRON would highly
recommend confirming an
appointment to VIEW AS SOON AS
POSSIBLE!

BEDROOM + A MODERN BATHROOM ** A FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH
FACING ASPECT WHICH IN TURN PROVIDES A HIGH DEGREE OF PRIVACY, DRIVEWAY PARKING +
SINGLE GARAGE | Freehold**

Tenure: Freehold



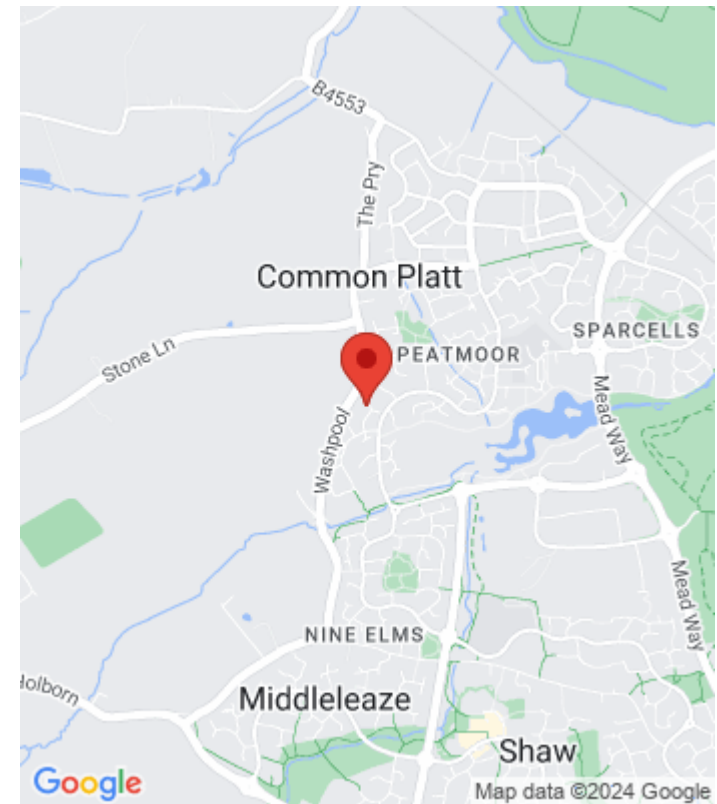
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 916 SQ. METRES (10264 SQ FEET)



TOTAL AREA: APPROX. 456 SQ. METRES (4926 SQ FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81

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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