



Windsor Road, Lawn, Swindon
Guide Price £540,000

AN EXCEPTIONAL, EXTENDED & EXTREMELY IMPRESSIVE DETACHED FAMILY HOME. The living

*** OFFICIAL PROPERTY LAUNCH
EVENT - SATURDAY 15TH 2024 ***

*** 'SHOW HOME' CONDITION &
PRESENTATION *** C.1700 SQ FT /
160 SQ METERS OF LIVING
ACCOMMODATION *** MILES BYRON

are delighted to offer 'For Sale' this
EXCEPTIONAL, EXTENDED &
EXTREMELY IMPRESSIVE,
DETACHED FAMILY HOME located
within the sought after 'Lawn' area of
Swindon. This generous in size plot is
positioned within a 'Stones Throw' of
Lawn Woods, amenities, doctors
surgery, superb access to major road
links such as J.15 of the M4 Motorway
& the Great Western Hospital. In
addition the position of this property
provides excellent access to regular
public transport and reputable schools
which can be found within a short walk.
This wonderful property has been
stylishly presented and well
maintained throughout by the current
homeowners.

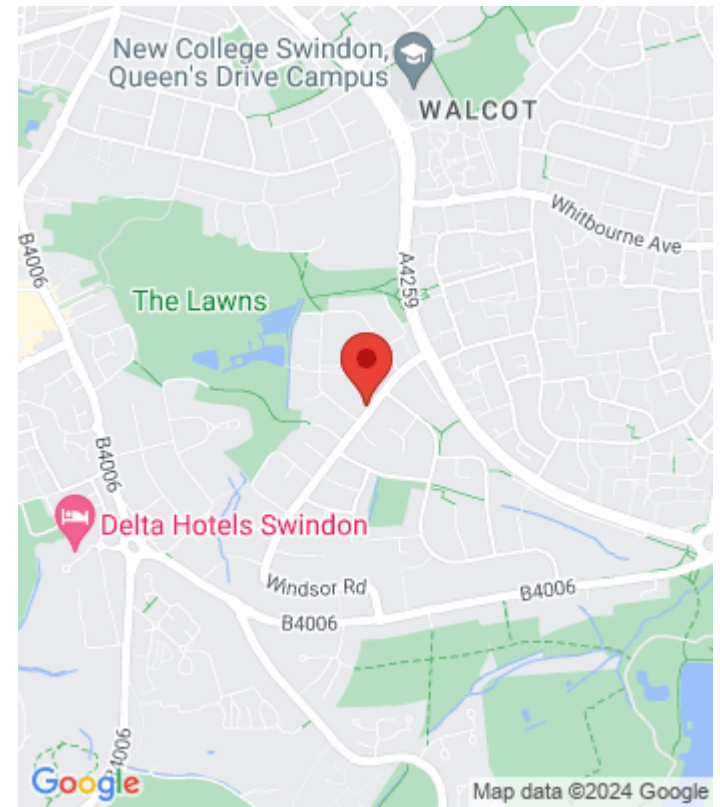
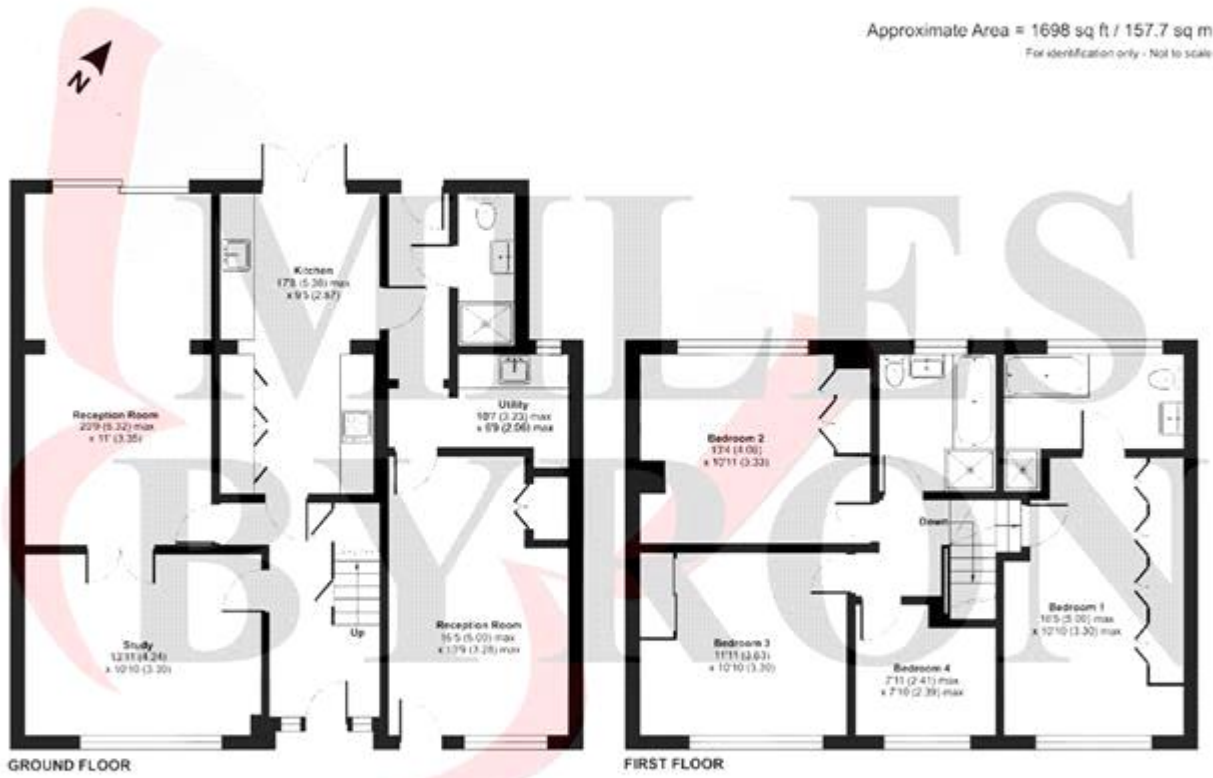
The deceptively spacious
accommodation which is situated over
two floors briefly comprises: Entrance
hall, spacious living room, study /
home office, family/dining room,
kitchen/breakfast room, separate utility
and a downstairs shower room. To the
first floor there are 4 BEDROOMS (3
DOUBLES + 1 SINGLE), an en-suite
shower room to the main bedroom + a
RECENTLY RE-FITTED FAMILY-SIZED
BATHROOM *** Externally this
wonderful home benefits from having a
well tended and a fully enclosed rear
garden. In addition there is a driveway
to the front aspect providing off street
parking for c. 4 - 5 vehicles. To fully
appreciate this beautiful home, we
would highly recommend contacting
MILES BYRON AS SOON AS
POSSIBLE TO ARRANGE A VIEWING!

Tenure: Freehold

accommodation includes: three separate reception rooms, 4 BEDROOMS, TWO SHOWER ROOMS, A
REFITTED FAMILY BATHROOM + DRIVEWAY. | 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(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
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com