



**High Street, Haydon Wick, Swindon**  
**Guide Price £460,000**

C.1400 SQ FT OF LIVING SPACE (C.1600 SQ FT INCLUDING THE GARAGE SPACE) \*\*\* A MUST VIEW



\*\*\* PLEASE NOTE: THE PROPERTY OWNERS OF THIS WONDERFUL HOME HAVE NOW FOUND A PROPERTY TO PURCHASE WHICH HAS THE ADDED BENEFIT OF NO ONWARD CHAIN \*\*\*

\*\*\* C.1400 SQ FT / 131 SQ METERS OF LIVING SPACE (C.1600 SQ FT INCLUDING THE GARAGE AREA) \*\*\* A MUST VIEW HOME! \*\*\* THE PERFECT, DETACHED, FAMILY HOME BOASTING 4 BEDROOMS. LOCATED ALONG THE SOUGHT AFTER HIGH STREET (THE ORIGINAL PART OF HAYDON WICK IN NORTH SWINDON) \*\*\* A LARGE IN LENGTH, TWO TIERED & WELL ESTABLISHED REAR GARDEN WHICH HAS BEEN BEAUTIFULLY TENDED & MAINTAINED BY THE CURRENT OWNERS AND INCLUDES ITS VERY OWN ALLOTMENT AREA.

ATTRIBUTES INCLUDE: UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, AN IMPRESSIVE & LARGE 'OPEN PLAN' KITCHEN & SOCIABLE LIVING SPACE', DOWNSTAIRS CLOAKROOM/W.C., FIRST FLOOR BATHROOM + AN EN-SUITE FACILITY TO ONE OF THE BEDROOMS \*\*\*

This amazing family sized home is conveniently located close by to amenities such as the Orbital Retail Park & Shopping Centre as well as being within a a short walk/commute to Ireputable schooling and in addition providing superb access to major road links such as the A419, A420, J.15 & J.16 of the M4 Motorway & the Great Western Hospital. To fully appreciate this outstanding property, MILES BYRON would highly recommended confirming an appointment to view as soon as possible!

Tenure: Freehold

HOME! \*\*\*\* THE PERFECT, DETACHED, FAMILY HOME BOASTING 4 BEDROOMS. LOCATED ALONG THE SOUGHT AFTER HIGH STREET (THE ORIGINAL PART OF HAYDON WICK IN NORTH SWINDON) \*\*\* | 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			
(55-68) D		69	79
(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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