



Pleydell Road, Old Town, Swindon
Guide Price £425,000

A stylishly presented & EXTENDED SEMI DETACHED FAMILY SIZE HOME boasting 4 BEDROOMS +

*** A MUST VIEW HOME! *** MILES BYRON are delighted to offer For Sale this stylishly presented & EXTENDED SEMI DETACHED FAMILY SIZE HOME boasting 4 BEDROOMS located along a very popular road with the Old Town area. This impressive property benefits from having a large block paved driveway which in turn provides ample off street parking, a fully enclosed and large in length westerly facing rear garden offering a high degree of privacy and measuring in excess of 120ft, GARAGE, downstairs W.C., first floor bathroom and en-suite shower room to the main bedroom. In addition this delightful property benefits from having a large entrance hallway, a generous in size living room with a wood burning fire and herringbone style flooring. The open plan kitchen / dining room measures C. 25ft in length and is the perfect sociable & family space which overlooks the large and impressive, WESTERLY FACING rear garden.

Located Within Close Proximity To Amenities, Reputable Local Primary & Secondary Schools & A Short Walk To The Beautiful Town Gardens. In Addition There Is Also A Short Commute To The A419, A420, Junction 15 Of The M4 Motorway, The Great Western Hospital & Coate Water Country Park.

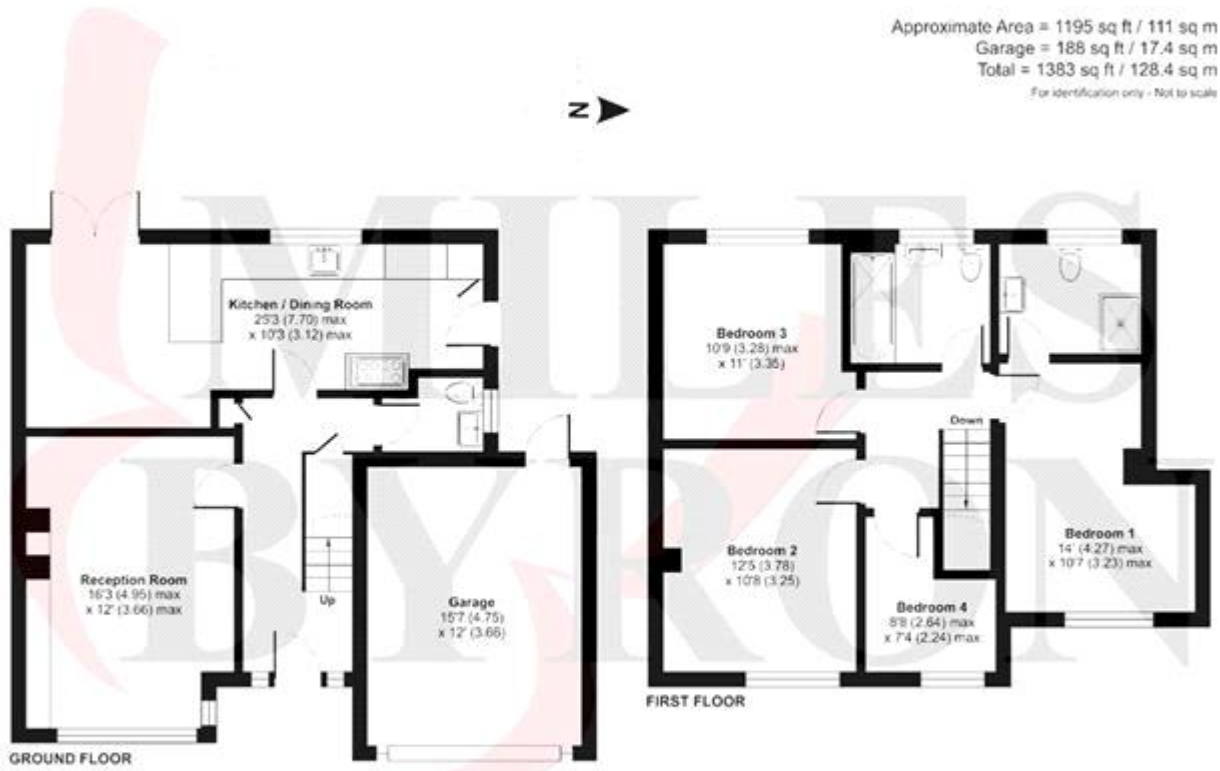
To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

EN-SUITE. Located along a very popular road with the Old Town area. This impressive property benefits from having a large block paved driveway + C.120ft, GARAGE. | Freehold **SOLD STC**



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/fixings 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 | | | 80 |
| (55-68) D | | 66 | |
| (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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