



Cleeve Lawn, Lawn, Swindon
Offers Over £520,000

Situated over Entrance hall, a spacious dual aspect living room, a spacious dual aspect kitchen/dining

*** RECENTLY RE-FURBISHED ***
'SHOW HOME' CONDITION &
PRESENTATION *** C.1600 SQ FT /
153 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
CORNER 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 away.

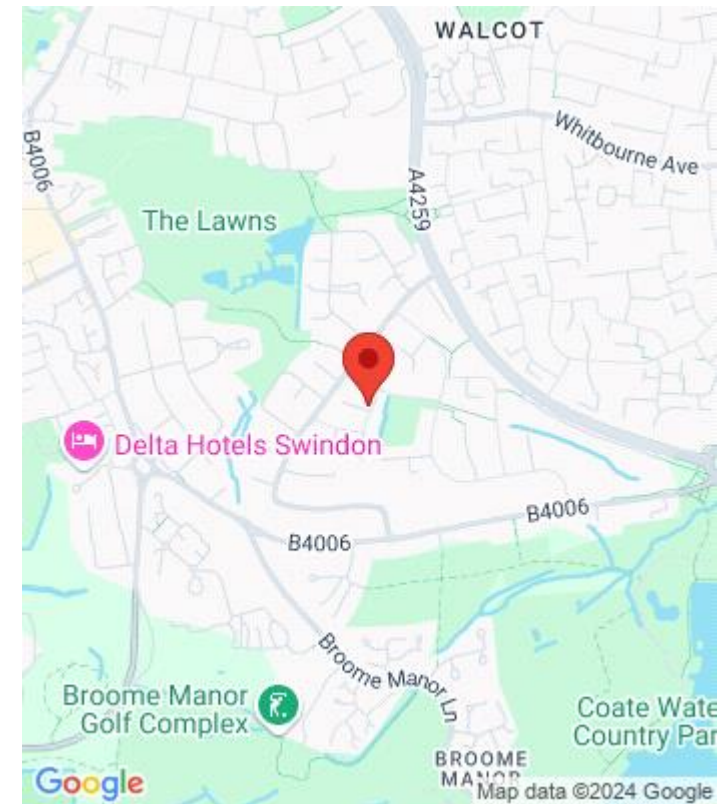
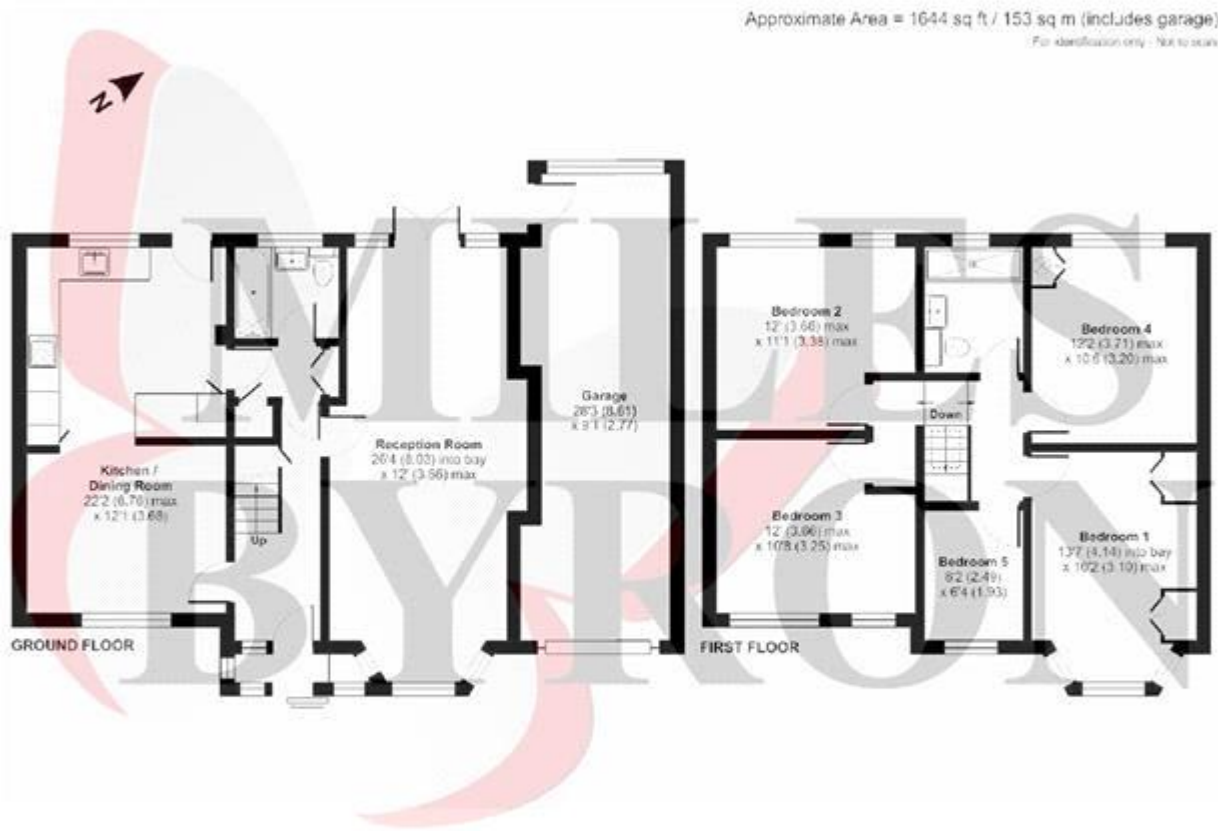
The deceptively spacious
accommodation which is situated over
two floors briefly comprises: Entrance
hall, a spacious dual aspect living
room, a spacious dual aspect
kitchen/dining room, a downstairs
shower room. To the first floor there
are 5 BEDROOMS (4 DOUBLES + 1
SINGLE) + SHOWER ROOM. Externally
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. 2 - 3
vehicles + GARAGE. To fully appreciate
this beautiful home, we would highly
recommend contacting MILES BYRON
AS SOON AS POSSIBLE TO ARRANGE
A VIEWING!

Tenure: Freehold

room, a downstairs shower room. To the first floor there are 5 BEDROOMS (4 DOUBLES + 1 SINGLE) +
SHOWER ROOM c. 2 - 3 vehicles + GARAGE | 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			
(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