



**Windsor Road, Lawn, Swindon**  
**£695,000**

C. 2500 SQ FT OF LIVING SPACE \* A rare opportunity to purchase an impressive & substantial family

\*\*\* C. 2500 SQ FT / 227 SQ METERS  
OF LIVING ACCOMMODATION \*\*\* A

rare opportunity to purchase an impressive & substantial family sized home which has been sympathetically EXTENDED and boasts 5 / 6 BEDROOMS with a dual access BALCONY overlooking the large & delightful SOUTH FACING REAR GARDEN WHICH IN TURN OFFERS A HIGH LEVEL OF PRIVACY. Positioned towards the top end of Windsor Road, Lawn. Attributes include: A spacious reception hall, cloakroom/W.C., three large reception rooms including: living room, dining room and separate family room. In addition there is a modern and stylishly fitted kitchen / breakfast room, separate utility room and a very useful, partial garage area/storage space. To the first floor there are 5 / 6 DOUBLE BEDROOMS, A MODERN RE-FITTED BATHROOM + A SEPARATE & STYLISH SHOWER ROOM \*\*\* Externally there is a twin access/exit driveway providing off street parking for C. 5 - 6 vehicles.

Lawn: Located 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 impressive home provides excellent access to regular public transport and reputable schools which can be found within a short walk away. To fully appreciate this amazing home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

sized home which has been sympathetically EXTENDED and boasts 5 / 6 BEDROOMS with a dual access BALCONY overlooking the large SOUTH FACING REAR GARDEN | 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.



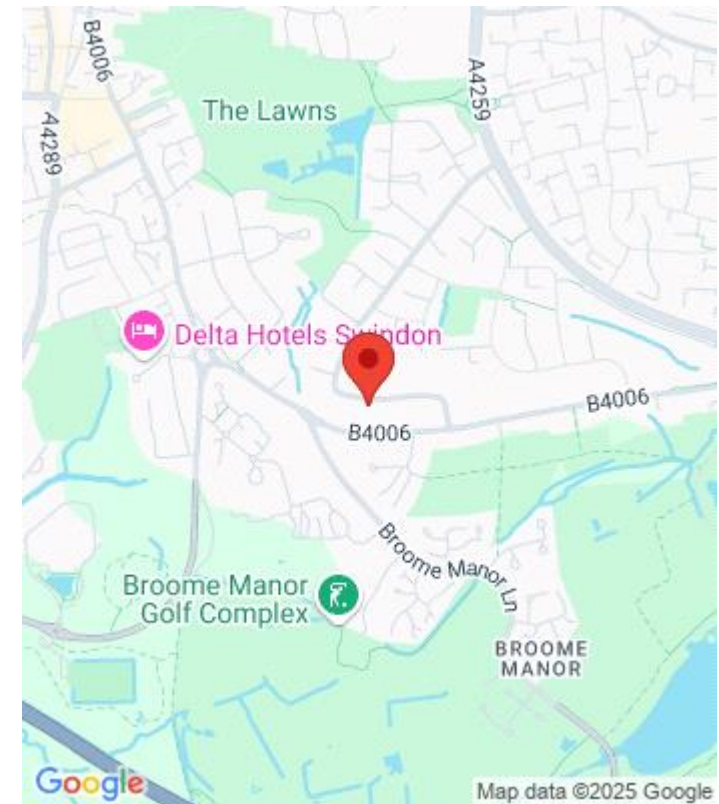
SECOND FLOOR APPROX. 225.150 METRES (2460.000 SQ FEET)



TOTAL AREA APPROX. 225.150 METRES (2460.000 SQ FEET)



FIRST FLOOR APPROX. 120.000 METRES (1290.000 SQ FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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