



OKUS ROAD, OLD TOWN, SWINDON

£550,000 Freehold

C.2000 square ft. of living space + garage, driveway providing ample off street parking. A well presented & deceptively spacious, detached family home offering versatile accommodation boasting 4/5 BEDROOMS, spacious family sized 4-piece bathroom, 3 Tiered garden + impressive & far reaching views.

*** 2000 SQ FT OF LIVING SPACE *** A well presented & versatile split level family home located within a short walk/close proximity to the heart of Old Town and the beautiful Town Gardens. This amazing property is situated on elevated ground and has exceptional views across Swindon. This imposing property offers spacious accommodation offering versatile living, for the modern family. Key features of this exceptional Old Town property include-

Versatile living space with 4/5 BEDROOMS

An impressive dining area with vault ceiling and a refitted kitchen boasting integrated appliances.

Gas central heating throughout the property.

Stunning views

A fully enclosed, 3 tiered garden with decking areas. Perfect alfresco dining and outdoor living.

Parking for C. 5 vehicles including a garage

Undercroft/void storage area- STPC could add extra space for annex/home gym etc.

Master bedroom with enjoyable far reaching views, en-suite, walk in wardrobe.

Two en-suite bedrooms

Spacious family bathroom with separate shower & large corner bath.

Separate laundry/utility room with storage.

The property also falls within the catchments for the nearby Lethbridge Primary School, and popular Commonweal School & Six Form College.

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

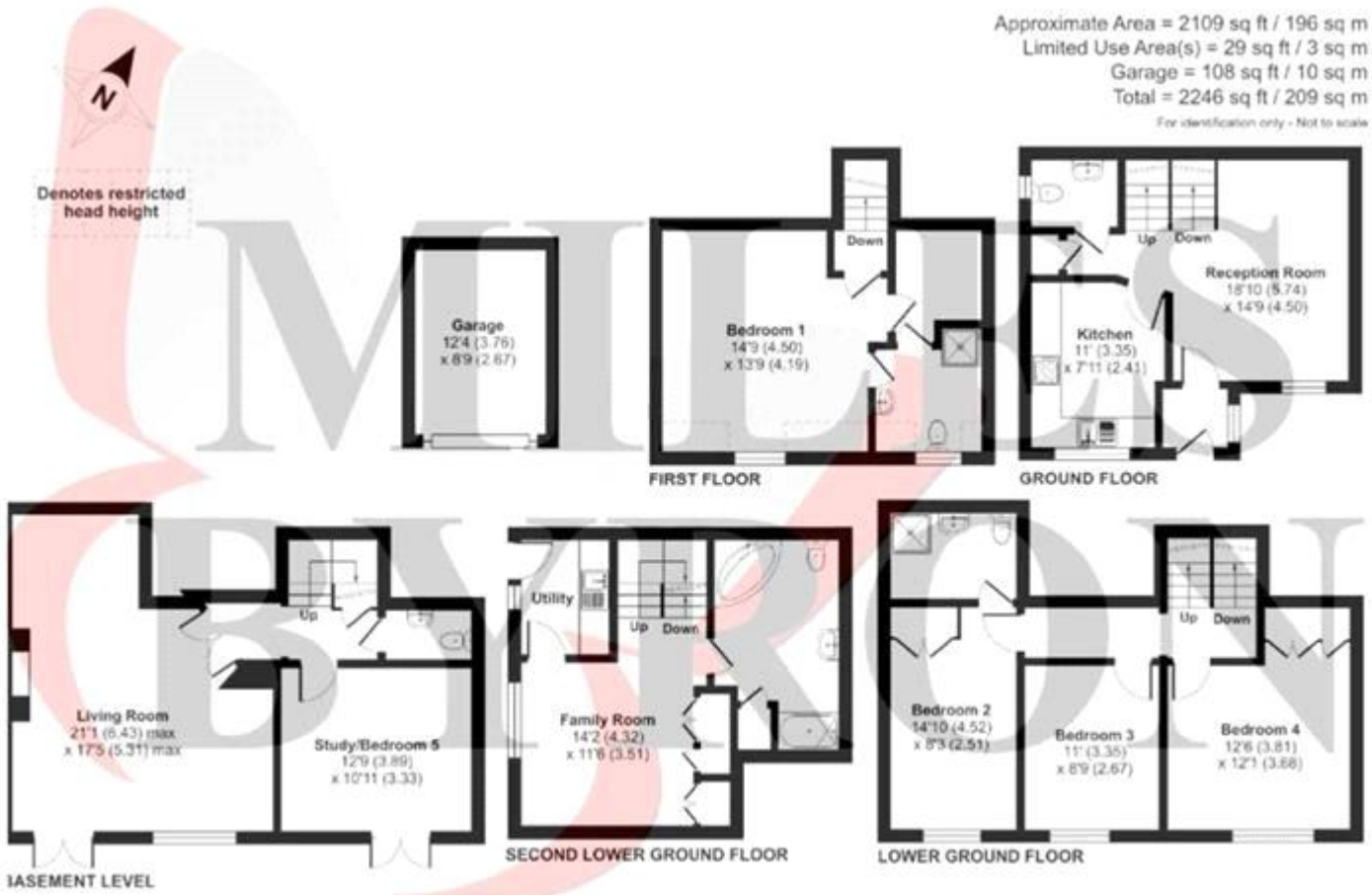
Garden details: Enclosed Garden, Rear Garden



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Approximate Area = 2109 sq ft / 196 sq m
 Limited Use Area(s) = 29 sq ft / 3 sq m
 Garage = 108 sq ft / 10 sq m
 Total = 2246 sq ft / 209 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(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.



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.