



Briar Fields, Swindon
£415,000

NO ONWARD CHAIN *** 4 GOOD SIZE BEDROOMS (All with built-in wardrobes) + a modern en-suite

*** Property Launch / Viewing Dates:
Wednesday 5th & Saturday 8th
February ***

*** The Perfect Family Sized Home ***
Being SOLD with NO ONWARD CHAIN
*** TWO RECEPTION ROOMS +
CONSERVATORY, 4 GOOD SIZE
BEDROOMS (All with built-in
wardrobes) + a modern en-suite
shower room to the main bedroom,
modern first floor shower room +
downstairs W.C., a large block paved
driveway providing ample off street
parking, single (integral) garage & fully
enclosed rear garden. Other attributes
include: UPVC double glazing, gas
radiator central heating and fully
owned roof solar panels which we
have been informed by our client that
the solar panels generate an annual
income of approximately £1000.00.
The garage also benefits from having
an electric powered, roller door which
can be controlled by a remote.

MILES BYRON are delighted to offer
For Sale this well presented
DETACHED FAMILY HOME located
towards the end of a very popular cul-
de-sac road of Briar Fields.

Conveniently located on the outskirts of
the Town and close by to the popular
residential area of Stratton - East Of
Swindon.

Offering excellent access to amenities
such as the large Tesco supermarket,
Greenbridge Retail Park and located
within a short commute to major road
links such as Junction 15 of the M4
Motorway, A419 & A420. Reputable
schools can also be found within a
short walk.

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

shower room to the main bedroom, modern first floor shower room + downstairs w.c., a large block paved
driveway providing ample off street parking + garage | Freehold **SOLD STC**

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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.



TOTAL AREA APPROX. 124.50 METERS (1074.50 FEET)



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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
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