



Cornwall Avenue, Rodbourne Cheney
£425,000

C.1370 SQ FT / 127 SQ METERS OF IMPRESSIVE LIVING ACCOMMODATION *** A beautifully

PROPERTY LAUNCH EVENT /
VIEWING DATES: SATURDAY - 1ST
FEBRUARY & WEDNESDAY 5TH
FEBRUARY.

*** C.1370 SQ FT / 127 SQ METERS
OF IMPRESSIVE LIVING
ACCOMMODATION *** MILES BYRON
are delighted to offer For Sale this
beautifully presented & EXTENDED
SEMI DETACHED FAMILY SIZED
HOME located along a very desirable
road within the Rodbourne Cheney
(Northern Road Area).

Attributes include: a spacious open
plan kitchen/breakfast room, living
room, separate dining room with
double doors leading to the fully
enclosed, SOUTH FACING rear
garden. To the first floor there are 4
BEDROOMS (3 DOUBLES AND 1
SINGLE), a spacious and very stylish 4
-piece bathroom including a roll top
bath and a separate shower
enclosure. Externally there is driveway
parking for C. 2 vehicles + a garage. To
fully appreciate this exceptional home,
MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE.

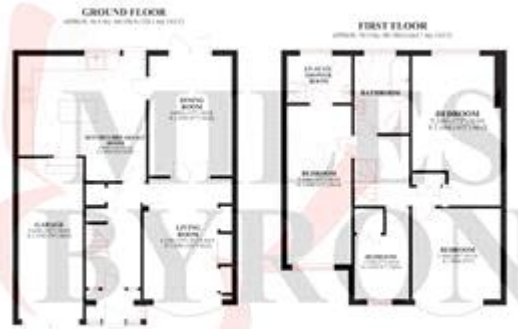
Rodbourne Cheney: Offering superb
access to amenities such as the
Orbital Retail Park & Shopping Centre,
the Town Centre, Railway Station & the
Designer Outlet Village are also within
close proximity. In addition there are
reputable primary & secondary
schools within close proximity.

Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

presented & EXTENDED SEMI DETACHED FAMILY SIZED HOME boasting 4 BEDROOMS + EN-SUITE.
Located along a desirable road within the Rodbourne Cheney (Northern Road Area). | 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.



TOTAL AREA: APPROX. 126.9 SQ. METRES (1345.5 SQ. FEET)



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