



HIGHCLERE AVENUE, LAWN, SWINDON

GUIDE PRICE £475,000 Freehold

A very rare opportunity to purchase one of Lawns finest semi detached bungalows. Extended and refurbished to a high standard boasting: 4 BEDROOMS with an en-suite shower room to the main bedroom. In addition there is a separate W.C. and a modern and stylish bathroom & a large driveway.

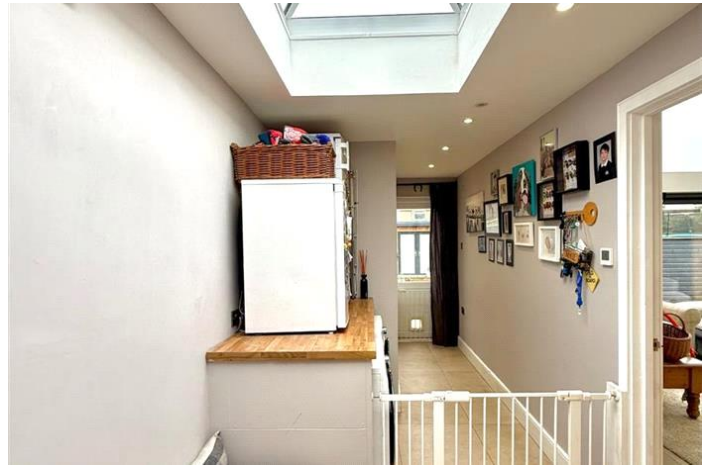
*** Property Launch / Viewing Dates - From: Saturday 1st February ***

A very rare opportunity to purchase one of Lawns finest semi detached bungalows. Extended and refurbished to a high standard boasting: 4 BEDROOMS with an en-suite shower room to the main bedroom. In addition there is a separate W.C. and a modern and stylish bathroom. This wonderful home provides the most impressive open-plan concept of both living & dining space with a vaulted ceiling which in turn provides a 'Wow-factor' on inspection. This space has an underfloor heating system. The modern, stylish and open plan kitchen benefits from having a selection of integrated appliances. In addition, there is a separate utility/entrance hall which provides access to a fully enclosed rear garden and a separate outbuilding/garden room/cabin (the perfect space to create a gym or a separate home office + additional storage. To the front aspect there is a large driveway providing ample off street parking.

Lawn: 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, reputable schools which can be found within a short walk away and a short commute/walk to Old Town.

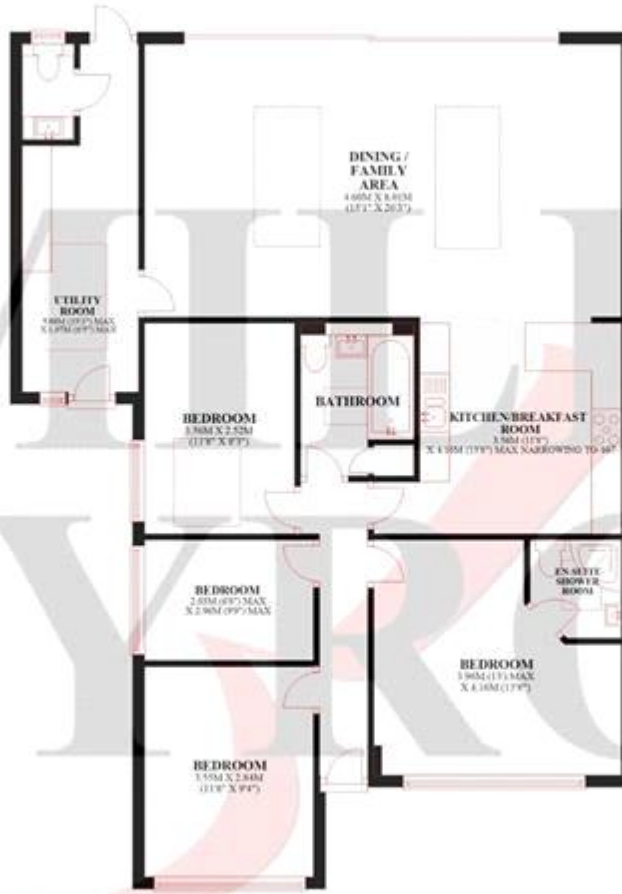
To fully appreciate this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

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



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PROPERTY LAYOUT
APPROX. 115.8 SQ. METRES (1246.3 SQ. FEET)



TOTAL AREA: APPROX. 115.8 SQ. METRES (1246.3 SQ. FEET)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	85
(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.



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.