



**Churchfield, Haydon Wick, Swindon**  
**Guide Price £380,000**

A DETACHED & EXTENDED BUNGALOW boasting 3 BEDROOMS - popular cul-de-sac road. Offering

MILES BYRON are delighted to offer For Sale this well maintained, DETACHED & EXTENDED BUNGALOW boasting: 3 BEDROOMS located towards the head of a popular cul-de-sac road in Haydon Wick. Offering excellent access to amenities. Attributes include: UPVC double glazing, gas radiator central heating (NEWLY FITTED BOILER), a spacious attic which has been well insulated and benefits from loft ladder access, driveway parking providing ample off street parking + a single garage. The deceptively spacious accommodation briefly comprises: An open plan living / dining space, inner hallway, kitchen/breakfast room, bathroom and three generous size bedrooms. Externally there is a good size and fully enclosed rear garden. To fully appreciate this delightful home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

Agents Note: This property is currently waiting for GRANT OF PROBATE to be received via the sellers solicitors. This will be a legal condition of the current sale.

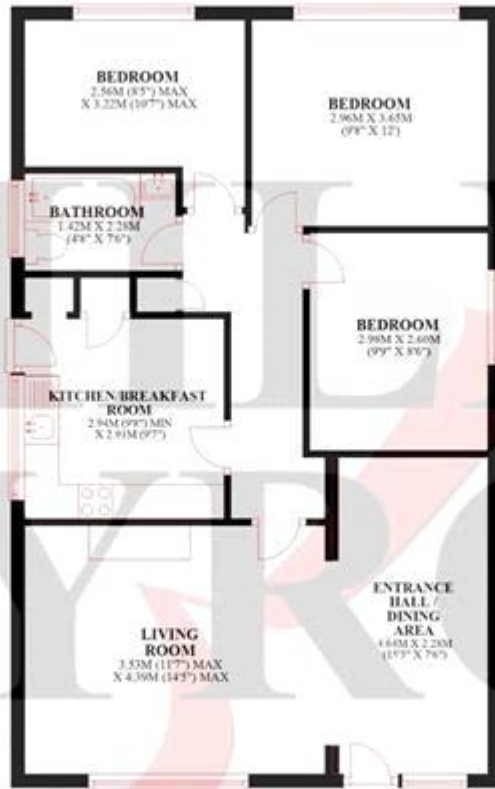
Tenure: Freehold  
Parking options: Driveway, Garage  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

excellent access to amenities. Attributes include: UPVC double glazing, gas radiator central heating (NEWLY FITTED BOILER), a large driveway + a single garage. | 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.

**PROPERTY LAYOUT**  
APPROX. 75.9 SQ. METRES (816.8 SQ. FEET)



**TOTAL AREA: APPROX. 75.9 SQ. METRES (816.8 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 PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(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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