



**Simnel Close, Grange Park, Swindon**  
**Guide Price £365,000**

BEING SOLD WITH NO ONWARD CHAIN \*\*\* 3 DOUBLE BEDROOMS \* TWO SEPARATE RECEPTION

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: SATURDAY - 7TH FEBRUARY  
2025 \*\*\*

**ROOMS + CONSERVATORY + A FULLY ENCLOSED REAR GARDEN BOASTING: A SOUTH FACING &  
PRIVATE ASPECT \*\*\* A GOOD SIZE DRIVEWAY + A SINGLE GARAGE | Freehold**

\*\*\* A DETACHED FAMILY HOME \*\*\*  
BEING SOLD WITH NO ONWARD  
CHAIN \*\*\* 3 BEDROOMS \* TWO  
SEPARATE RECEPTION ROOMS +  
CONSERVATORY + A FULLY  
ENCLOSED REAR GARDEN  
BOASTING: A SOUTH FACING &  
PRIVATE ASPECT \*\*\* A GOOD SIZE  
DRIVEWAY + A SINGLE GARAGE \*  
THIS WELL PRESENTED FAMILY  
HOME IS SITUATED WITHIN A  
'STONES THROW' TO LYDIARD  
COUNTRY PARK \* READY TO MOVE  
INTO - THE LIVING ACCOMMODATION  
BRIEFLY COMPRISES: DOWNSTAIRS  
WC / CLOAKROOM, KITCHEN,  
BATHROOM \* CLOSE PROXIMITY TO  
AMENITIES \* SUPERB ACCESS TO  
BOTH PRIMARY & SECONDARY  
SCHOOLS, GREAT ACCESS TO  
MAJOR ROAD LINKS SUCH AS THE  
GREAT WESTERN WAY & JUNCTION  
16 OF THE M4 MOTORWAY \*

To fully appreciate this delightful  
property, a viewing is highly  
recommended by the homeowners  
sole agent MILES BYRON.

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear  
Garden

Electricity supply: Mains

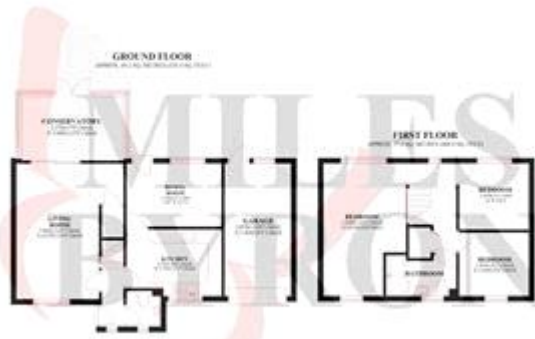
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



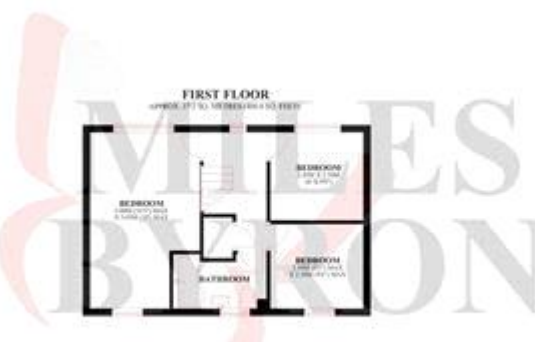
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 163.9 SQ. METRES (392.50 SQ. FEET)



TOTAL AREA, APPROX. 164.4 SQ. METRES (392.50 SQ. FEET)



Viewing by appointment only  
**MILES BYRON Real Estate**  
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