



Greywethers Avenue, Lakeside, Swindon
Guide Price £795,000

An enviable position with exceptional far reaching views. A rare opportunity to purchase a stylishly

*** READY TO MOVE INTO! * BACKING
ONTO THE LAKES WITH GATED
ACCESS FROM THE REAR GARDEN

*** An enviable position with
exceptional far reaching views over
looking the open green space. A rare
opportunity to purchase a stylishly
presented, DETACHED family home
located within one of the most
desirable cul-de-sac roads in
Lakeside.

MILES BYRON are delighted to offer
'For Sale' this EXTENDED &
IMPRESSIVE family home located
within the extremely desirable
'Lakeside' residential area. Located
within close proximity to Swindon - Old
Town. This outstanding property is
positioned within one of the most
desirable residential areas within the
local area. Offering superb access to
amenities, major road links such as
Junction 15 of the M4 Motorway, the
Great Wester Hospital, large corporate
companies are also located on the
'door step' such as Nationwide HQ &
Intel. In addition the Marriott Hotel &
Leisure Club can be also be found
within a short walk as well as Broome
Manor Golf Complex, Lawn Woods, the
Polo Ground, Coate Water Country
Park and a variety of reputable
schools.

The living accommodation briefly
comprises: Entrance hallway,
cloakroom/W.C., living room, separate
dining room, family room,
kitchen/breakfast room & separate
utility area. To the first floor there are 4
BEDROOMS, a family bathroom & a
separate shower room.

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

presented, DETACHED & EXTENDED home boasting THREE RECEPTION ROOMS & 4 BEDROOMS
located within one of the most desirable cul-de-sac roads in Lakeside | Freehold

Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed 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/fixings 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. 141.50 METRES (1467.50 FEET)

GROUND FLOOR

APPROX. 141.50 METRES (1467.50 FEET)



TOTAL AREA: APPROX. 141.50 METRES (1467.50 FEET)



FIRST FLOOR

APPROX. 141.50 METRES (1467.50 FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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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