



Rodbourne Cheney, Swindon
Offers Over £410,000

A Stunningly Presented, Extended & Very Spacious Family Home | Freehold **SOLD**

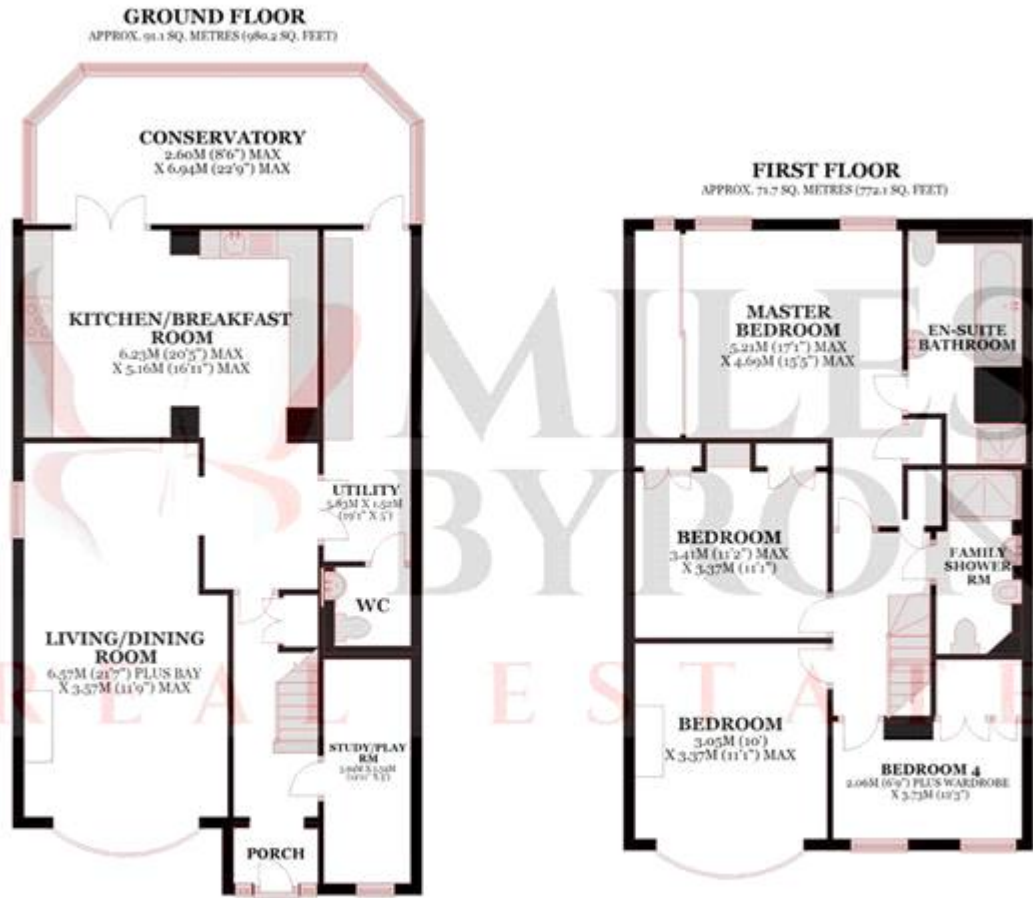
* VIDEO TOUR AVAILABLE ONLINE TO BROWSE *

* THE PERFECT & EXTENDED, FAMILY HOME - LIVING ACCOMMODATION EXCEEDING 1700 SQ FT / 162 SQ METERS * MILES BYRON are delighted to offer For Sale With NO ONWARD CHAIN this stunningly presented and sympathetically EXTENDED & DETACHED family home located within the very sought after Northern Road area of Rodbourne Cheney. Offering superb access to North Swindon amenities such as the Orbital Retail Park & Shopping Center, the Town Centre, Railway Station & the Designer Outlet Village are also within close proximity. This delightful family home is also within a short walk to local reputable primary schools and the North Star Campus (New College). The impressive accommodation briefly comprises: Entrance porch, entrance hall, a dual aspect living/dining room measuring C.22' in length, a large and recently refitted kitchen/breakfast room, a large separate utility room, cloakroom/W.C., a family sized conservatory. To the first floor there are four large double bedrooms. To the master bedroom there is a larger than average 4-piece en-suite bathroom and in addition there is a family sized 4-piece shower room which access can be found from the landing area. To fully appreciate this amazing property as well as the space that it offers, we would highly recommend confirming an appointment to view!

Tenure: 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. 162.8 SQ. METRES (1752.4 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		80
(55-68)	D	66	
(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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