



**Lakeside, Old Town, Swindon**  
**Guide Price £625,000**

Extended, Detached, Three Reception Rooms, Spacious Open Plan Living/Kitchen/Breakfast Area, 4

PROPERTY VIDEO TOUR - NOW  
AVAILABLE TO VIEW ONLINE!

Bedrooms, Shower Room + Modern Family Sized Bathroom | Freenoid

**SOLD**

MILES BYRON are delighted to offer 'For Sale' this EXTENDED, DETACHED & STUNNINGLY PRESENTED family home located within the extremely desirable 'Lakeside' area of Old Town. This outstanding & greatly improved property is positioned within one of the most favourable residential areas within the local area. Offering superb access to amenities, major road links such as Junction 15 of the M4 Motorway, the Great Western 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 very impressive living accommodation briefly comprises: Entrance porch, entrance hallway, study, living room, family room which in turn can be found 'open plan' to the very modern, spacious and stylish dining/kitchen/breakfast area. In addition there is a separate utility room & W.C. To the first floor there are 4 BEDROOMS, a modern shower room and a modern, family sized bathroom. Externally there is a generous in size and fully enclosed rear garden and driveway to the front which currently provides off street parking for c.two/three vehicles (with the potential to create more parking). To fully appreciate this beautiful home, we would highly recommend confirming an appointment to view as soon as possible!

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.

### Ground Floor

Approx. 81.4 sq metres (876.7 sq feet)



### First Floor

Approx. 57.1 sq metres (614.9 sq feet)



Total area: approx. 138.6 sq. metres (1491.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(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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