



Farleigh Crescent, The Lawns, Swindon
Guide Price £550,000

Extended, Spacious & Impressive Living Accommodation Situated Over Three Floors, Two Reception

Property Launch Event Weekend:
Saturday 23rd & Sunday 24th April
2022. (Viewing Is Strictly By
Appointment Only).

* PROPERTY VIDEO TOUR - NOW
AVAILABLE TO VIEW ONLINE! *

MILES BYRON are delighted to offer
'For Sale' this OUTSTANDING,
EXTENDED & EXTREMELY
IMPRESSIVE SEMI DETACHED
FAMILY HOME located along 'One Of
The Most Desirable Roads' Within The
Lawns in Swindon. This enviable plot
is positioned within a 'Stones Throw' of
Lawn Woods. This wonderful property
has been sympathetically and greatly
improved by the current property
owners and in our professional
opinion this particular property is one
of the most stunningly presented
properties we have ever visited and
listed within this very favourable
residential area of Swindon.

The deceptively spacious
accommodation which is situated over
three floors briefly comprises:
Entrance Porch, entrance hall,
spacious living room, a large and very
sociable 'open plan'
kitchen/dining/family room, separate
utility room, cloakroom/W.C. and a
home office / (currently being utilised
as a hairdressing salon). In addition
there is also access to a small section
of the previous garage area which
makes fantastic storage space. In
addition there is also additional
plumbing. To the first floor there is a
spacious and very stylish family sized
4-piece bathroom/wet room. There are
3 OF THE 4 DOUBLE BEDROOMS. To
the second floor there is an additional
loft/DOUBLE BEDROOM with its very
own en-suite facility. The perfect space
for a guest and/or a teenager son or
daughter to have their own space and
privacy. Externally this wonderful home
benefits from having a well tended,
fully enclosed and professionally

Rooms, impressive 'Open Plan' Kitchen/Dining/Family Room, Stylish & Spacious 4-Piece Family Sized
Bathroom/Wet Room, Large & Professionally Landscaped R.Garden. | Freehold **SOLD**

landscaped rear garden which in turn provides a high degree of privacy. In addition there is gated side access which provides access to your driveway. To truly appreciate this beautiful property, we would highly recommend you contact us as soon as possible by either phone or email to confirm your appointment to view in advance.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



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. 1,214 SQ. METRES (11,414 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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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