



**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





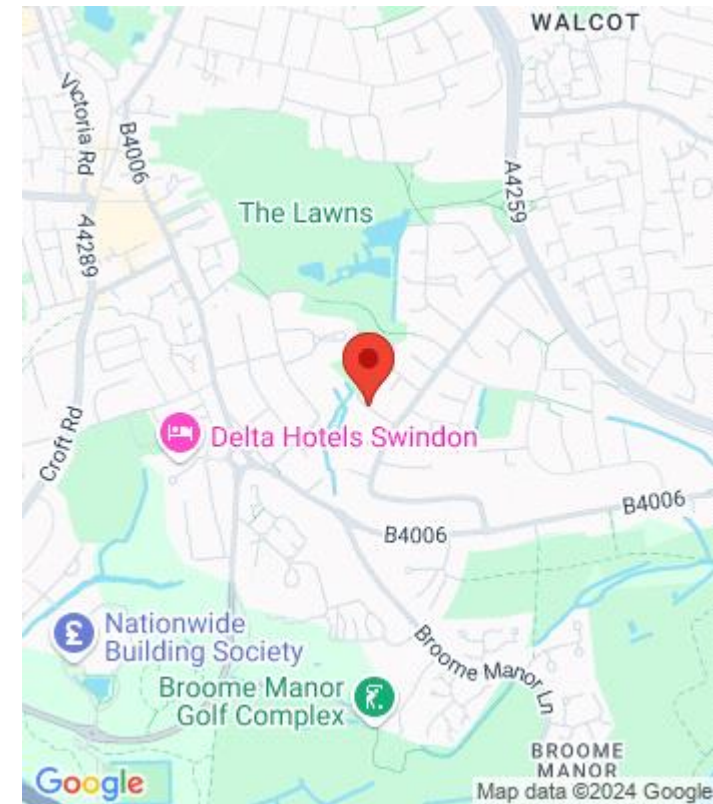
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 4214 SQ. METRES (10484 SQ. FEET)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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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