



Griffiths Close, Stratton St. Margaret
Offers Over £375,000

4 Bedrooms + En-Suite Shower Room To The Master Bedroom, Sought After Location, Spacious

Kitchen/Dining/Family Room, South westerly Facing Rear Garden, Driveway + Garage | Freehold

SOLD

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

* The Perfect Family Home! * MILES BYRON are delighted to offer For Sale this well presented, DETACHED HOME located within the Stratton St. Margaret area of Swindon. Within a short walk to amenities as well as reputable local schooling. In addition there is a short commute to the Town Centre, Old Town, the railway & bus station. Major road links such as the A419, A420, Junction 15 of the M4 Motorway & the Great Western Hospital are also within easy reach. The living accommodation briefly comprises: Entrance hall, living room, open plan kitchen/dining/family room. To the first floor there are four bedrooms, en-suite to the master bedroom plus an additional shower room. Externally there is a driveway, single garage and a south, westerly facing rear garden. To fully appreciate this amazing property, please contact/email our Swindon, Old Town office to confirm your appointment to view!

Tenure: Freehold

Parking options: Off Street

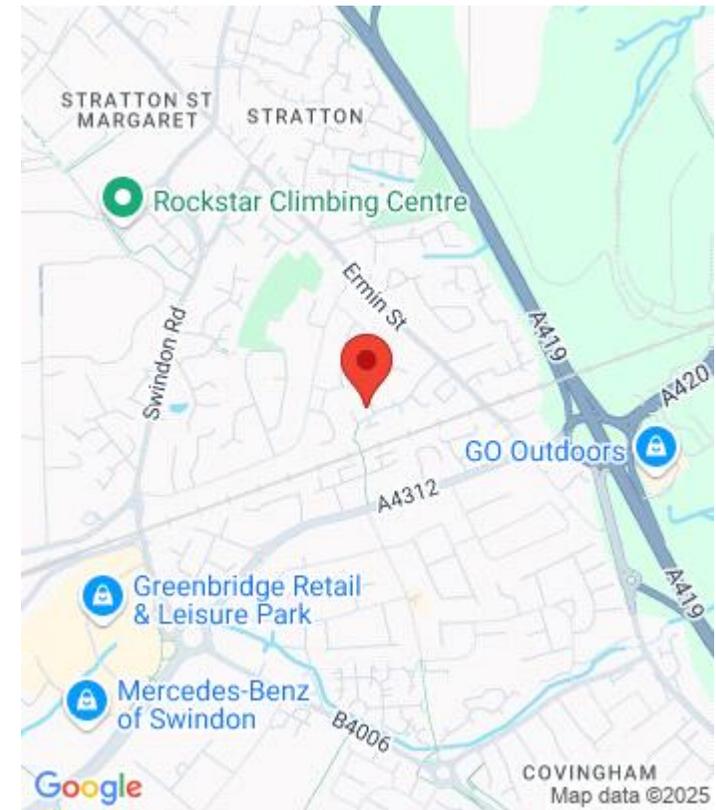
Garden details: Private Garden



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.



FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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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