



**Greywethers Avenue, Lakeside, Swindon**  
**£750,000**

\* Free Of Chain! \* 5 DOUBLE BEDROOMS \* C.30' Living Room \* C.22' X 22' Open Plan



\* Property Launch Event: This Coming  
- Saturday 23rd July 2022 - Viewing Is  
Strictly By Appointment Only \*

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

\* READY TO MOVE INTO! \* BACKING  
ONTO THE LAKES WITH GATED  
ACCESS \* A substantial in size family  
home which measures c.2300 square  
ft / 208 square meters (including the  
garage). MILES BYRON are delighted  
to offer 'For Sale' this EXTENDED,  
IMPRESSIVE IN SIZE & DETACHED  
family home located within the  
extremely desirable 'Lakeside'  
residential area. Located within close  
proximity to Swindon - Old Town. This  
outstanding property is positioned  
within one of the most desirable  
residential areas within the local area.  
Offering superb access to amenities,  
major road links such as Junction 15  
of the M4 Motorway, the Great Wester  
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 hall, a  
spacious cloakroom/W.C., c.30' x 13'  
living room, study/games room & a  
spacious 'open plan'  
kitchen/breakfast/family room  
measuring c.22' (max) x c.22' (max). In  
addition there is a walk-in pantry,  
separate utility room and access into a  
garage. To the first floor there are 5  
DOUBLE BEDROOMS, a spacious 4-  
piece family sized bathroom with roll  
top bath and a large 'Jack & Jill style en  
-suite shower room which serves two  
of the bedrooms. Externally there is a

Kitchen/Breakfast/Family Room • Spacious & Separate Utility Room, Separate Study/Games Room, Large  
& Established Gardens, Driveway Providing Ample Off St. Parking + Garage | Freehold **SOLD**

large and established rear garden which in turn provides a high degree of privacy and a large driveway to the front aspect which currently provides off street parking for c.four/five vehicles. To fully appreciate this impressive family home, we would highly recommend confirming an appointment to view as soon as possible!

Tenure: Freehold

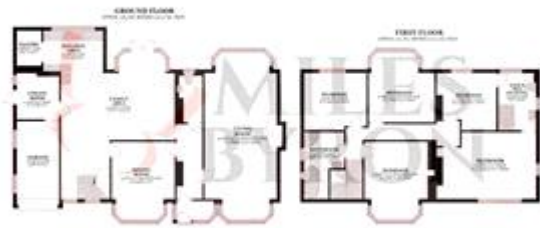
Parking options: Off Street

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.





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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