



Freeman Crescent, Wroughton, Swindon
Guide Price £550,000

No Onward Chain, Two Reception Rooms, C.33" X 10" kitchen/dining/family area, separate utility room, 4

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

C.1600 FT / 145 SQ METERS OF SPACIOUS, LIVING ACCOMMODATION WHICH CAN BE SITUATED OVER TWO FLOORS

Being SOLD with NO ONWARD CHAIN!

* THE PERFECT FAMILY HOME LOCATED WITHIN A SOUGHT AFTER VILLAGE LOCATION * CLOSE PROXIMITY TO AMENITIES & LOCAL REPUTABLE SCHOOLS *

4 DOUBLE BEDROOMS, 2 EN-SUITES + FAMILY BATHROOM, TWO SEPARATE RECEPTION ROOMS INCLUDING LIVING ROOM + HOME OFFICE/STUDY, C.33' X 10' KITCHEN/DINING/FAMILY AREA, DOUBLE WIDTH DRIVEWAY FOR C.6 VEHICLES + DETACHED DOUBLE GARAGE.

MILES BYRON are delighted to offer 'For Sale' this very attractive, detached family home located within a modern and very sought after cul-de-sac road in Wroughton. This spacious and well presented property includes: C.33' X 10' open plan: Kitchen/Dining/Family area which in turn makes it the ideal sociable space for entertaining. In addition there is a separate utility room. The main entrance to this wonderful home also benefits from a imposing, galleried staircase, cloakroom/W.C., study/home office which makes it perfect when working from home and a great size living room. The fully enclosed rear garden catches the sun beautifully during the summer months and extended patio. The position of this property also enjoys far reaching countryside views over the Ridgeway and beyond. In addition there is a children's play park/recreation area. The very large,

double bedrooms, two en-suites, driveway for C.6 vehicles + double garage | Freenoid

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double width driveway provides ample off street parking for approximately 6 vehicles which in turn leads to a large DOUBLE GARAGE which measures C.21" X 20" The proximity is amazing with this property as it provides easy access to local amenities, as well as the very popular Old Town area. It is also close by to local reputable schools, major road links such as Junction 15 of the M4 Motorway, the Great Western Hospital and large corporate businesses such as Nationwide Headquarters and Intel. To fully appreciate this amazing home, we would highly recommend confirming your 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.



TOTAL AREA: APPROX. 126.8 SQ. METRES (1344 SQ. FEET)



TOTAL AREA: APPROX. 146.8 SQ. METRES (1580.6 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(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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