



Sandringham Road, Lawn, Swindon
Offers Over £385,000

No Onward Chain, Sought After Location, Extension Potential (S.T.P.P.), 3 Bedrooms, Kitchen/Dining

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

Offering superb access to amenities, major road links such as Junction 15 of the M4 Motorway, the Great Western 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, the Town Gardens, Coate Water Country Park and a variety of reputable schools.

MILES BYRON are delighted to offer 'For Sale' this EXTREMELY IMPRESSIVE & STYLISHLY PRESENTED SEMI DETACHED FAMILY HOME located along 'One Of The Most Desirable Roads' Within The Lawn area of Swindon. This generous size plot boasts a Westerly facing & fully enclosed rear garden. This wonderful property has been sympathetically and greatly improved by the current home owners.

The stylishly presented living accommodation which is situated over two floors briefly comprises: Entrance Porch, entrance hall, living room, a spacious and very sociable 'open plan' kitchen/dining room. To the first floor there is a stunning, family sized bathroom & 3 generous size bedrooms. To truly appreciate this amazing property, we would highly recommend you confirm your appointment to view as soon as possible!

Tenure: Freehold

Room, A Large westerly Facing Rear Garden, Garage, Driveway | Freenoid

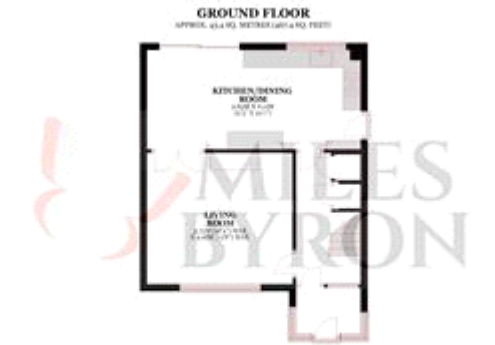
SOLD



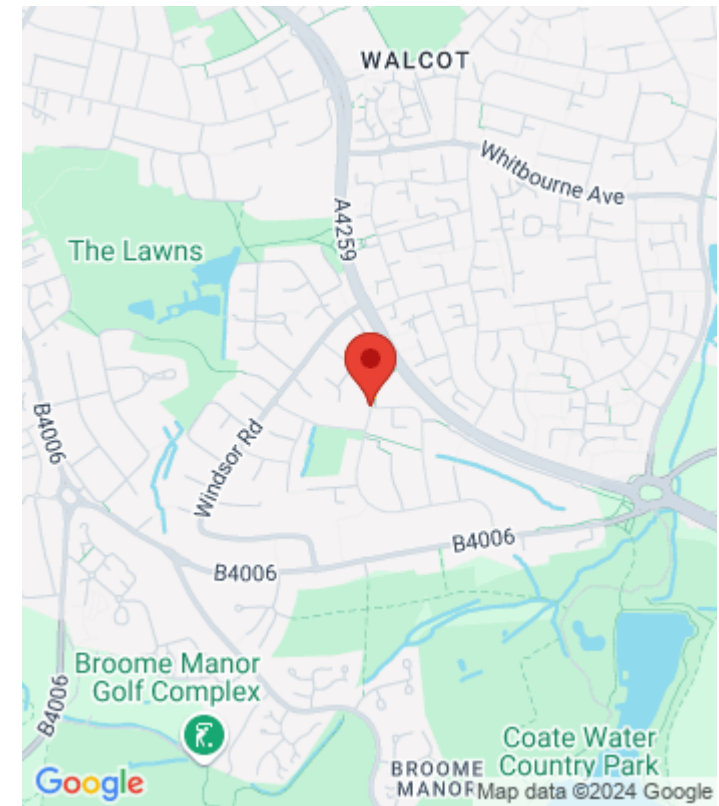
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 85.2 SQ. METRES (917.1 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		
(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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