



Slade Street, Manor Brook, Swindon
Guide Price £450,000

Detached Family Home, C.31' Open Plan Kitchen/Dining/Family Room, Separate Utility Room, Living

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

* PROPERTY RE-LAUNCH - FRIDAY
28TH OCTOBER 2022 - VIEWING IS
STRICTLY BY APPOINTMENT ONLY *

MANOR BROOK - 1660 SQUARE FT /
154 SQ METERS OF SPACIOUS
LIVING SPACE - An Exclusive, Modern
& Very Sought After Development
Located On The Fringes Of North
Swindon. This Impressive, Detached,
Family Sized, Home Was Built By
David Wilson Homes In C. 2012.
Attributes include: A Professionally
Landscaped Rear Garden Which
Boasts A SOUTH FACING ASPECT,
Driveway Parking For C.2 Vehicles +
Garage, C.31' Open Plan
Kitchen/Dining/Family Room +
Separate Utility Room, A Very
Impressive & Fully Fitted Home
Office/Study, Living Room. A Large,
Light & Airy Galleried Staircase Rising
To The First Floor Landing Which In
Turn Leads To 4 Generous Size
Bedrooms, En-Suite Bathroom To The
Master Bedroom & An Additional
Family Sized 4-Piece Bathroom.
This property is situated within close
proximity to amenities such as the
North Swindon Orbital Retail Park &
Shopping Center, C.3 miles away from
the Town Centre and Railway Station
and provides excellent access to major
road links such as the A419, A420,
Junction 15 Of The M4 Motorway & The
Great Western Hospital. To Fully
Appreciate This Outstanding Property,
We Would Highly Recommend
Confirming An Appointment To View As
Soon As Possible!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Room, A Fully Fitted Home Office/Study, South Facing Rear Garden, Driveway For C.3 vehicles + Garage,
4 Great Size Bedrooms + En-Suite, NO ONWARD CHAIN! | Freehold **SOLD**

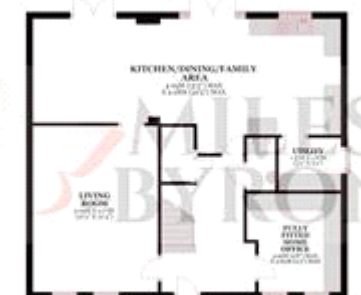


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



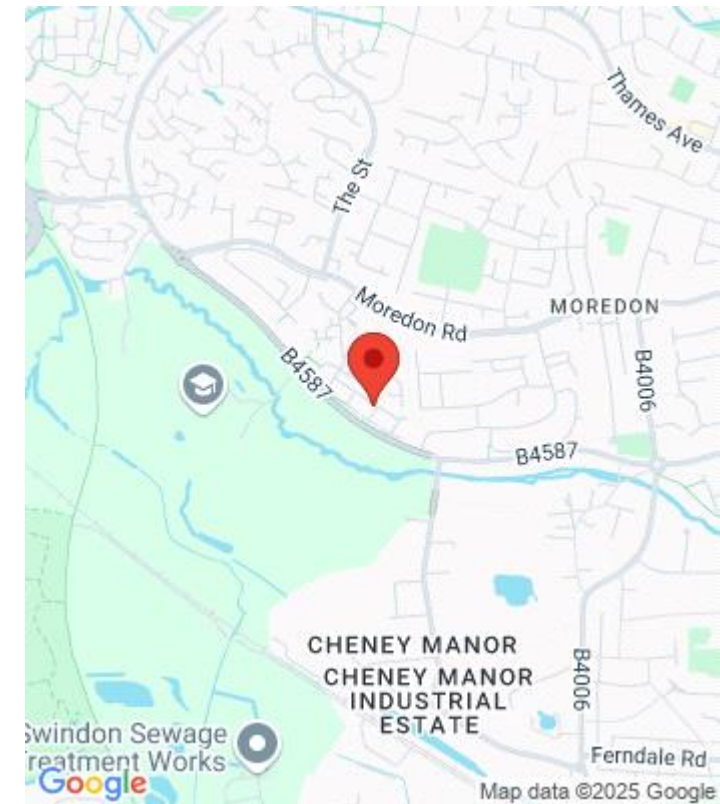
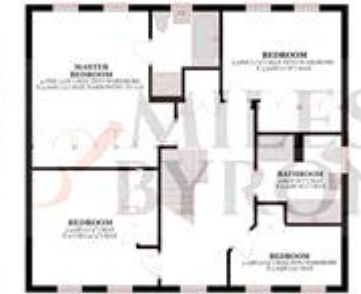
TOTAL AREA: APPROX. 154.2 SQ. METRES (1659.9 SQ. FEET)

GROUND FLOOR
APPROX. 154.2 SQ. METRES (1659.9 SQ. FEET)



TOTAL AREA: APPROX. 154.2 SQ. METRES (1659.9 SQ. FEET)

FIRST FLOOR
APPROX. 154.2 SQ. METRES (1659.9 SQ. FEET)



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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