



**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!

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**

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. 154.2 SQ. METRES (1669.9 SQ. FEET)



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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		
	73	83

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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