



**Broome Manor Lane, Old Town, Swindon**  
**Guide Price £625,000**

An Impressive & Extended Semi Detached Family Home Boasting: 4 Bedrooms With Walk-in-Dressing

An Impressive & Extended Semi Detached Family Home Boasting: 4 Bedrooms With Walk-in-Dressing Closet & En-Suite To The Master Bedroom, A very impressive and spacious 'open plan' kitchen/breakfast/living area, family room with a wood burning fire + home office, garage & a family entertainment outbuilding / cabin.

\* The Perfect Family Home - Show Home Condition & Presentation \*

Located along one of Old Town's most prestigious roads to live. Sympathetically EXTENDED & STUNNINGLY PRESENTED which in turn boasts a WESTERLY FACING REAR GARDEN, 4 BEDROOMS WHICH BENEFITS FROM ITS VERY OWN WALK-IN WARDROBE/CLOSET + EN-SUITE SHOWER ROOM, A LARGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING + GARAGE. This outstanding family home provides spacious & versatile living accommodation throughout which briefly includes: Entrance Hallway, Two Spacious & Separate Reception Rooms, A Very Impressive, 'Open Plan' & Very Sociable Living/Kitchen Area, Separate Utility Room Plus Downstairs Cloakroom/W.C.

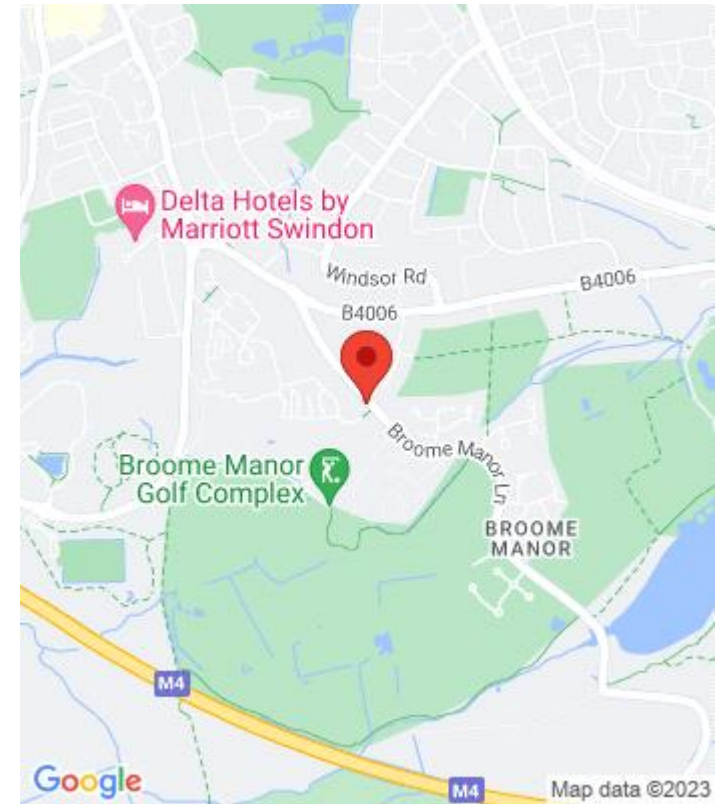
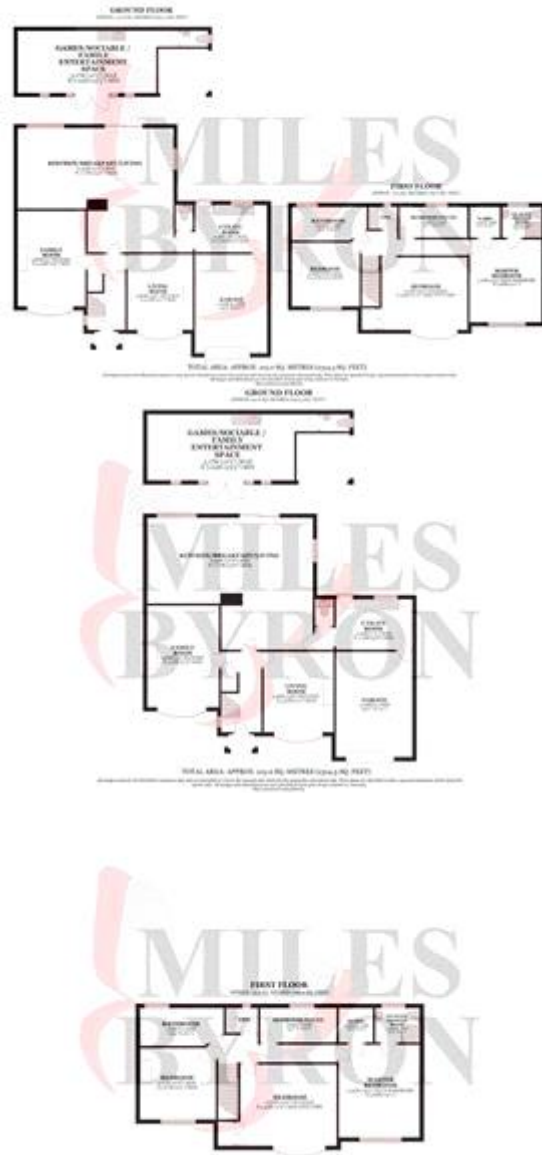
Situated within close proximity to Marlborough Road, Lakeside and within a short walk to the very heart of Old Town and its many amenities as well as Coate Water Country Park, Lawn Woods, Town Gardens and local reputable schools. This delightful property is also located within close proximity to major road links such as the A419, A420, Junction 15 Of the M4 Motorway, the Great Western Hospital & in turn local to large corporate companies such as Nationwide, Intel & Amazon.

Closet & En-Suite To The Master Bedroom, A very impressive and spacious 'open plan' kitchen/breakfast/living area, family room + home office | 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.



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>		<b>81</b>
(55-68) <b>D</b>	<b>69</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  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)