



**Capesthorpe Drive, Haydon Wick, Swindon**  
**Guide Price £500,000**

NO CHAIN \*\*\* LOCATED WITHIN ONE OF THE MOST DESIRABLE CUL-DE-SAC ROADS WITHIN THE

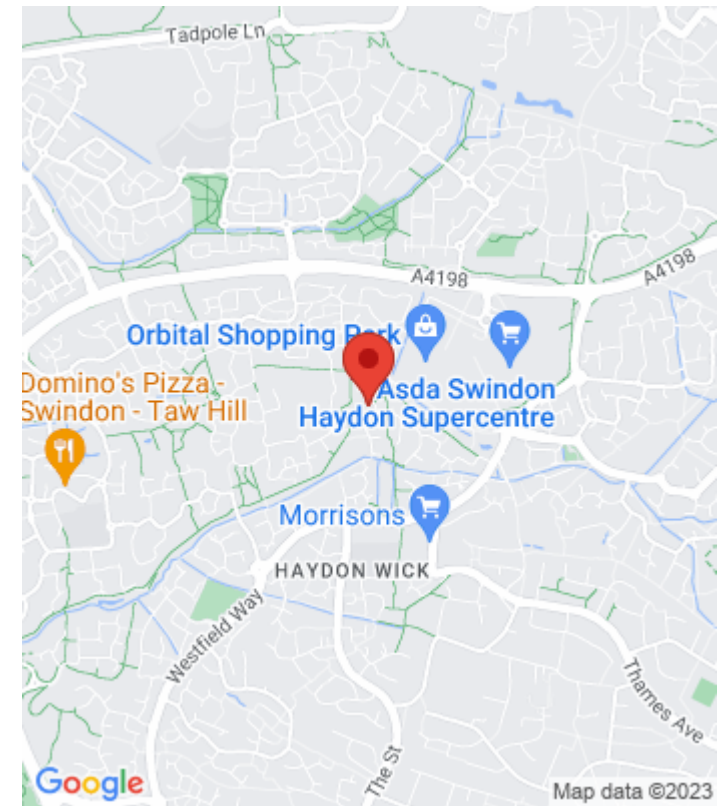
\*\*\* NO ONWARD CHAIN \*\*\* LOCATED WITHIN ONE OF THE MOST DESIRABLE CUL-DE-SAC ROADS WITHIN THE AREA OF HAYDON WICK \* A MUST VIEW FAMILY HOME \* ORIGINALLY BUILT BY MESSRS: SWANHILL HOMES IN C.1998 \* MAINTAINED AND GREATLY IMPROVED OVER THE YEARS BY THE CURRENT HOMEOWNERS \* ATTRIBUTES INCLUDE: 4 DOUBLE BEDROOMS \* TWO EN-SUITE'S (ONE BATHROOM & ONE SHOWER) \* A FULLY ENCLOSED AND PRIVATE REAR GARDEN WITH THE ADDED BENEFIT OF BEING SOUTH FACING \* DOUBLE WIDTH DRIVEWAY + A LARGE DOUBLE GARAGE WITH POWER, LIGHTING & ELECTRIC POWERED REMOTE CONTROLLED DOOR \* The stylishly presented and very spacious living accommodation briefly comprises: Entrance hall, study/home office, dining room, kitchen/breakfast room, separate utility room, a spacious living room with double doors opening into a large conservatory. The perfect family / sociable space to entertain ! This amazing family sized home is conveniently located close by to amenities such as the Orbital Retail Park & Shopping Centre as well as being within a a short walk/commute to local reputable schooling and in addition provides superb access to major road links such as the A419, A420, J.15 & J.16 of the M4 Motorway & the Great Western Hospital. To fully appreciate this outstanding property, MILES BYRON would highly recommended confirming an appointment to view as soon as possible!

Tenure: Freehold

**AREA OF HAYDON WICK ~ ATTRIBUTES INCLUDE: 4 DOUBLE BEDROOMS ~ TWO EN-SUITE'S ~ A FULLY ENCLOSED & PRIVATE, SOUTH FACING REAR GARDEN, DOUBLE WIDTH DRIVEWAY + DOUBLE GARAGE | Freehold **SOLD STC****



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>		
(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		
	75	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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