



**MILES
BYRON**

Marlborough Rd, Old Town
Guide Price £550,000

*** NO ONWARD CHAIN! - EXTENDED PROPERTY WITH GARAGE *** C.1530 SQ FT / 142 SQ

*** NO ONWARD CHAIN! - EXTENDED PROPERTY WITH GARAGE *** C.1530 SQ FT / 142 SQ METERS OF SPACIOUS LIVING ACCOMMODATION * 4 DOUBLE BEDROOMS + EN-SUITE SHOWER ROOM * AN EXTENDED & STYLISHLY PRESENTED, CHARACTER, DETACHED FAMILY HOME, occupying a generous & enviable size plot with a large and well tended garden offering a high degree of privacy. MILES BYRON are delighted to offer 'For Sale' this deceptively spacious and very impressive family sized home located along the very sought after Marlborough Road in Old Town (POSITIONED OFF & SET BACK AWAY FROM THE MAIN ROAD & BACKING ONTO THE SOUGHT AFTER LAKESIDE AREA). This delightful property provides excellent access to amenities such as the vibrant Old Town and Greenbridge Retail Park as well as offering superb access to major road links such as the A419 & J.15 of the M4 Motorway and in addition; a short distance to the Great Western Hospital, Coate Water Country Park, the Savernake Arboretum, the Polo Ground & The Town Gardens. In addition this superb property provides excellent access/a short walk/commute to local reputable schools. The living accommodation briefly comprises: Entrance Hall, Cloakroom/W.C., Living Room, Dining Room, Kitchen/Breakfast Room With Double Doors Opening Out Onto A Large & Fully Enclosed, Private Rear Garden. To the first floor there are 4 DOUBLE BEDROOMS, A GENEROUS IN SIZE BATHROOM + EN-SUITE SHOWER ROOM. Externally the property has a double in width driveway plus a SINGLE GARAGE. To fully appreciate this wonderful property, MILES BYRON would highly recommend confirming an appointment to view as soon as possible!

METERS OF SPACIOUS LIVING ACCOMMODATION * 4 DOUBLE BEDROOMS + EN-SUITE SHOWER ROOM * AN EXTENDED & STYLISHLY PRESENTED, CHARACTER, DETACHED FAMILY HOME, |

Freehold SOLD

Tenure: Freehold



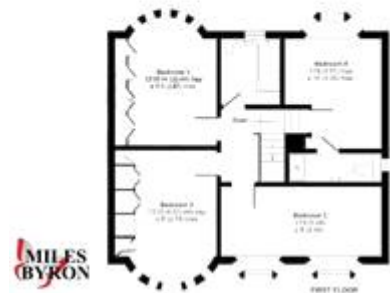
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



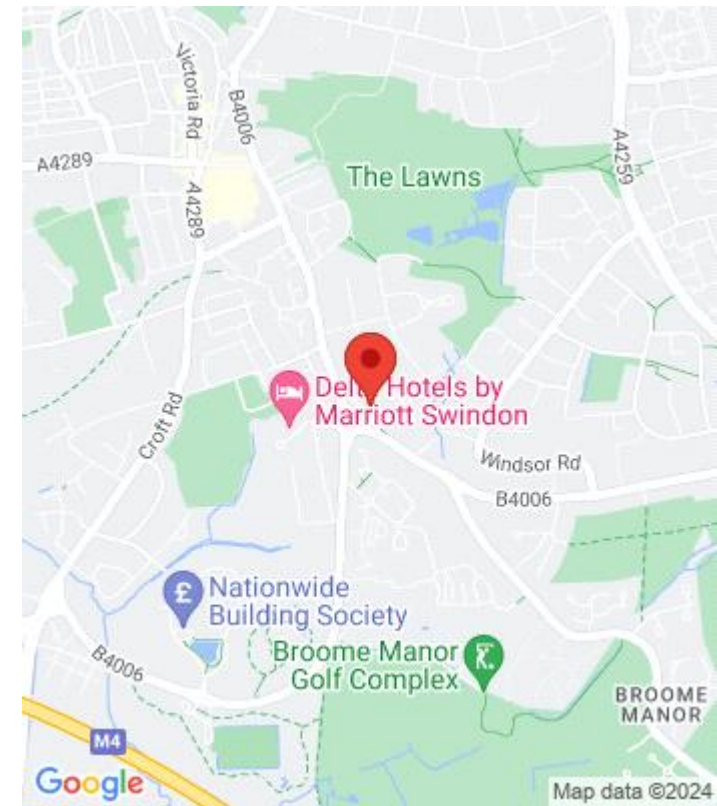
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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