



**Chandos Close, Grange Park, Swindon**  
**Offers Over £310,000**

\*\*\* EXTENDED FAMILY HOME WHICH IS SITUATED 'WITHIN A STONES THROW' TO LYDIARD

\*\*\* NEXT VIEWING DATE: THURSDAY  
3RD AUGUST (BY APPOINTMENT  
ONLY) \*\*\* C.1052 SQ FT / 98 SQ  
METERS OF LIVING SPACE +  
GARAGE (TOTAL = C. 1182 SQ FT /  
110 SQ METERS) \*\*\* AN EXTENDED  
FAMILY HOME WHICH IS SITUATED  
'WITHIN A STONES THROW' TO  
LYDIARD COUNTRY PARK \* READY  
TO MOVE INTO - \* 4 BEDROOMS + EN  
-SUITE SHOWER ROOM TO THE  
MASTER BEDROOM \* A BLOCK  
PAVED DRIVEWAY PROVIDING OFF  
STREET PARKING FOR C. 3 - 4  
VEHICLES + SINGLE GARAGE + A  
FULLY ENCLOSED & WESTERLY  
FACING REAR GARDEN \* CLOSE  
PROXIMITY TO AMENITIES SUCH AS  
WEST SWINDON SHOPPING  
CENTRE & THE LINK CENTRE. AS  
WELL AS SUPERB ACCESS TO  
PRIMARY & SECONDARY SCHOOLS,  
MAJOR ROAD LINKS SUCH AS THE  
GREAT WESTERN WAY & JUNCTION  
16 OF THE M4 MOTORWAY \* MILES  
BYRON are delighted to offer For Sale  
this well presented property located  
within the Grange Park of West  
Swindon. The accommodation briefly  
comprises: Entrance porch, living  
room, an 'open plan' kitchen/dining  
room with double doors leading into a  
conservatory + a good size, separate  
utility room. To first floor there are there  
are 4 bedrooms, en-suite shower  
room to the master bedroom and a  
main family bathroom. To fully  
appreciate this fabulous home, a  
viewing is highly recommended by  
MILES BYRON.

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

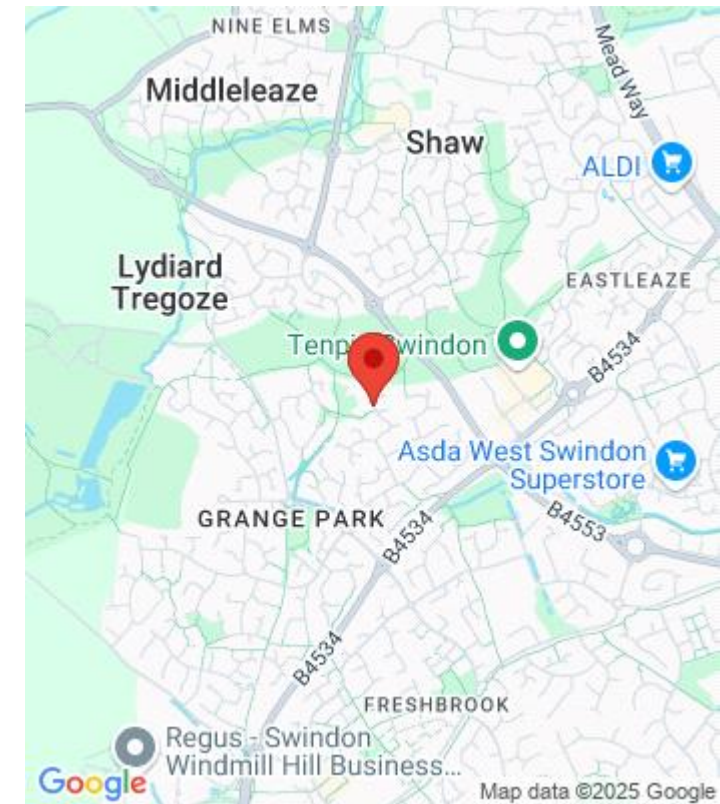
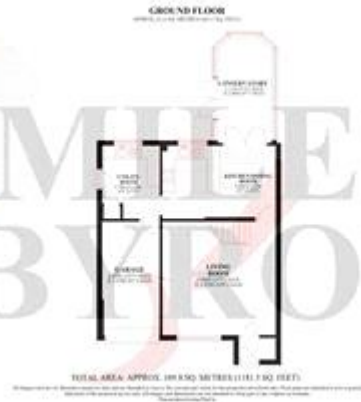
COUNTRY PARK ~ 4 BEDROOMS + EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM ~  
BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING + SINGLE GARAGE \* CLOSE  
PROXIMITY TO AMENITIES. | Freehold **SOLD**





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.





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		
<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  
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