



**Chartley Green, Grange Park**  
**Guide Price £395,000**

THE PERFECT FAMILY HOME WHICH IS SITUATED 'WITHIN A STONES THROW' TO LYDIARD

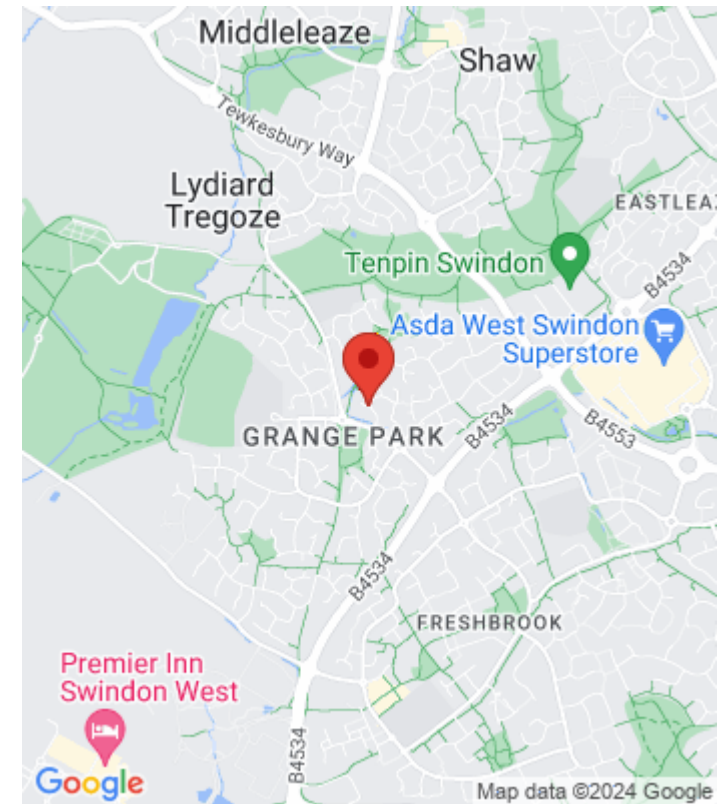
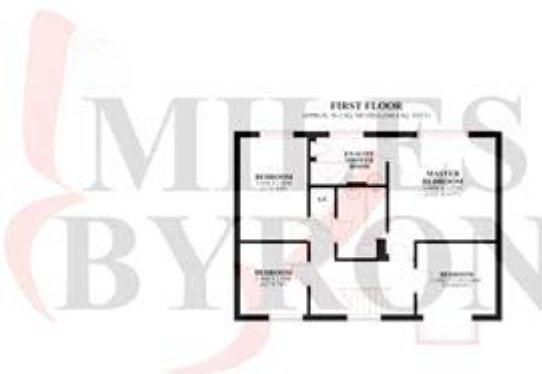
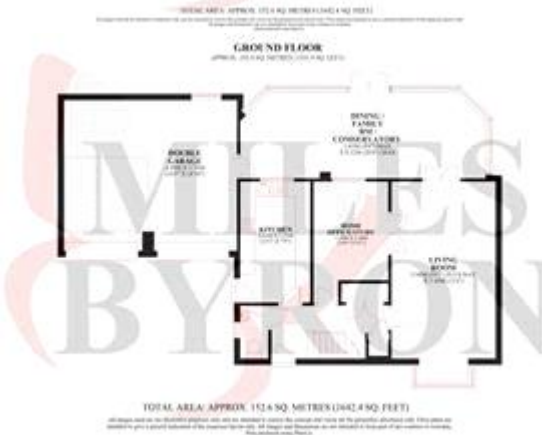
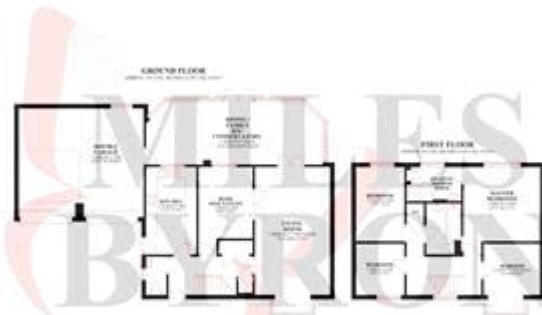
THE PERFECT FAMILY HOME WHICH IS SITUATED 'WITHIN A STONES THROW' TO LYDIARD COUNTRY PARK \* READY TO MOVE INTO - NEWLY FITTED CARPETS ON THE STAIRS & LANDING AREAS \* A DETACHED FAMILY HOME \* 4 BEDROOMS + EN-SUITE TO THE MASTER BEDROOM \* A DOUBLE WIDTH (BLOCK PAVED) DRIVEWAY PROVIDING OFF STREET PARKING + DOUBLE GARAGE \* CLOSE PROXIMITY TO AMENITIES \* SUPERB ACCESS TO BOTH 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 West Swindon. The accommodation briefly comprises: Entrance porch, entrance hall, modern kitchen, spacious living room, home office/study, a large conservatory / dining room / family room measuring C.27' in length with access into the double garage. (Offering further potential / scope to convert/extend (S.T.P.) a fully enclosed rear garden with gated side access. To the first floor there are there are 4 bedrooms, en-suite shower room to the master bedroom and a bathroom. The property benefits from a double width driveway and double garage. To fully appreciate this amazing home, a viewing is highly recommended by the homeowners sole agent MILES BYRON.

Tenure: Freehold

COUNTRY PARK \* READY TO MOVE INTO \* A DETACHED FAMILY HOME BOASTING 4 BEDROOMS + EN-SUITE TO THE MASTER BEDROOM \* DRIVEWAY + DOUBLE GARAGE. | 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) A			
(81-91) B			
(69-80) C			
(55-68) D		70	82
(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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