



Grange Drive, Stratton St. Margaret
Guide Price £399,950

An EXTENDED semi detached family home which boasts: 4 BEDROOMS, a recently refitted and very

Located along one of Stratton St. Margaret's most sought after & reputable roads. Superb proximity to amenities such as Greenbridge Retail Park, local reputable schools, fantastic access to major road links such as the A420, A417, J.15 of the M4 Motorway as well as the Great Western Hospital.

MILES BYRON are delighted to offer For Sale this much loved, beautifully presented and EXTENDED semi detached family home which boasts: 4 BEDROOMS, a recently refitted and very stylish family bathroom + a separate shower room. Other attributes include: A Magnet fitted kitchen/breakfast room with a selection of integrated appliances + space for a range style oven, separate utility room, cloakroom / W.C. plus direct access from the utility room into the garage which has the added benefits from having an electric powered/remote controlled roller door. In addition there is a C.30' in length living/dining room and a very spacious and welcoming reception hallway with the original parquet polished flooring. Externally there is a fully enclosed South Easterly facing rear garden with a gate providing side access and a block paved driveway providing off street parking for c.3 vehicles. To fully appreciate this outstanding home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

stylish family bathroom, a magnet fitted kitchen/breakfast room with a selection of integrated appliances, block paved driveway + 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 | | 80 |
| (55-68) D | 64 | |
| (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
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 Website: www.milesbyron.com