



**Osterley Road, Haydon Wick, Swindon**  
**Guide Price £450,000**

\*\*\* ONE OF THE LARGEST REAR GARDENS WITHIN THE DEVELOPMENT \*\*\* 4 GENEROUS IN SIZE

\*\*\* ONE OF THE LARGEST REAR GARDENS WITHIN THE DEVELOPMENT \*\*\* 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.1996 \* WELL MAINTAINED OVER THE YEARS BY THE ORIGINAL HOMEOWNERS SINCE NEW \* ATTRIBUTES INCLUDE: 4 GENEROUS IN SIZE BEDROOMS \* EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM \* FAMILY BATHROOM \*\*\* A LARGE & FULLY ENCLOSED WRAP-AROUND REAR GARDEN BOASTING: A SOUTH, WESTERLY FACING ASPECT. OF BEING SOUTH FACING \* DRIVEWAY PROVIDING OFF STREET PARKING FOR C.2 VEHICLES WITH THE POTENTIAL TO + A SINGLE GARAGE \* The living accommodation briefly comprises: Entrance hall, living room, dining room, kitchen/breakfast room, large conservatory. 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!

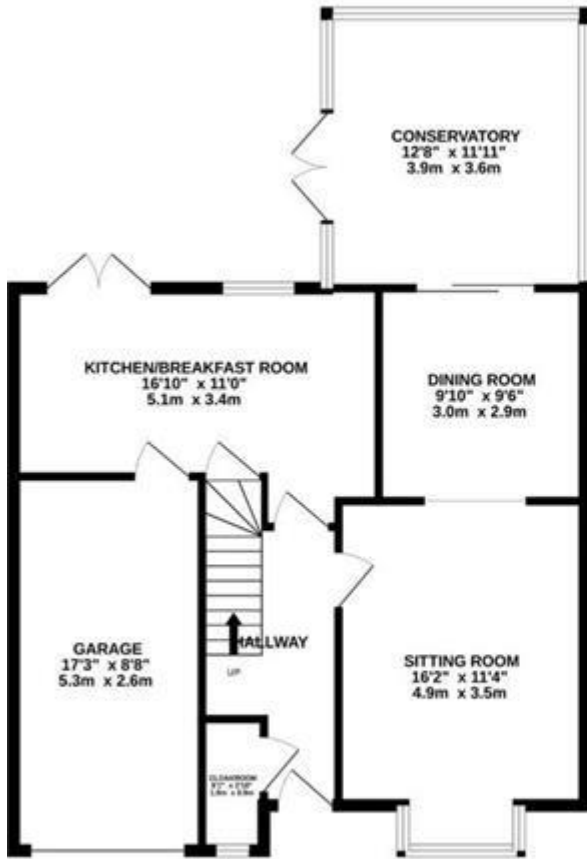
Tenure: Freehold

BEDROOMS, LARGE CONSERVATORY, KITCHEN/BREAKFAST ROOM, DOUBLE WIDTH DRIVEWAY + GARAGE. | Freehold **SOLD STC**



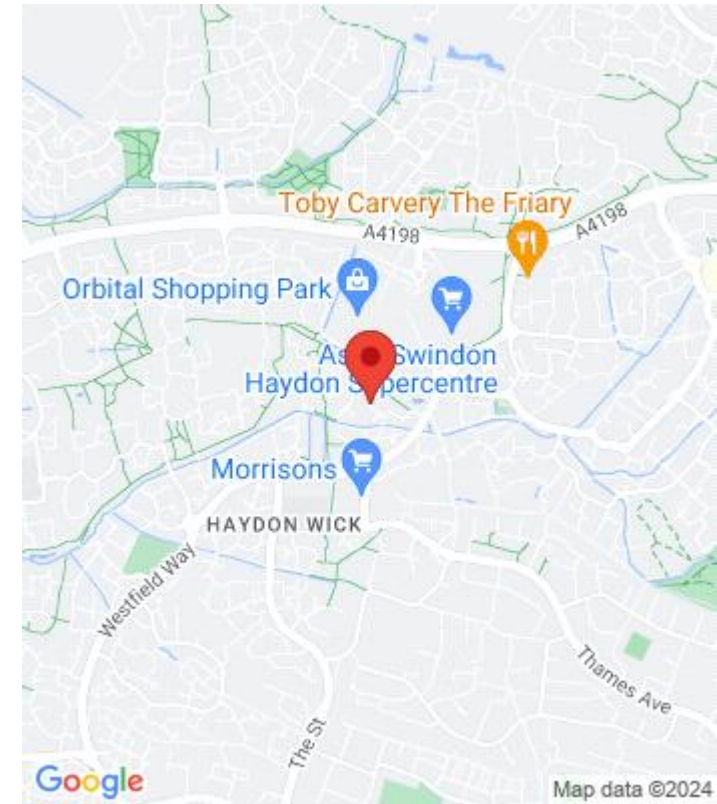
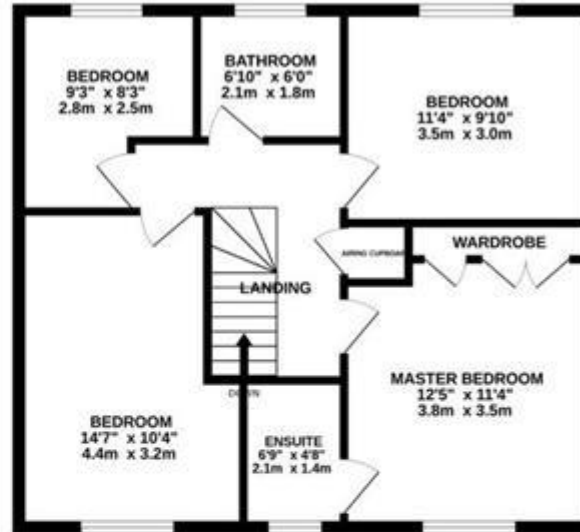
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

1ST FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



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>	71	82
	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.