



Upper Stratton, Swindon
Guide Price £395,000

EXTENDED *** C.1500 SQ FT / 140 SQ METERS OF LIVING ACCOMMODATION *** 4 GENEROUS IN

ARE YOU SEEKING TO PURCHASE A FAMILY SIZED HOME TO RUN YOUR VERY OWN BEAUTY / HAIRDRESSING BUSINESS FROM OR SEPARATE OFFICE SPACE OR EVEN A HOME WITH A POTENTIAL SELF CONTAINED ANNEX FOR A LARGER FAMILY LIVING TOGETHER ? IF SO, THEN LOOK NO FURTHER ***

*** DESIRABLE EAST SWINDON CUL-DE-SAC LOCATION *** CLOSE PROXIMITY TO REPUTABLE SCHOOLS *** SUPERB ACCESS TO MAJOR ROAD LINKS SUCH AS THE A419, A420, J.15 OF THE M4 MOTORWAY, THE GREAT WESTERN HOSPITAL, NORTH SWINDON - ORBITAL SHOPPING CENTRE & RETAIL PARK, GREENBRIDGE RETAIL PARK & APPROXIMATELY A 4 MILE COMMUTE TO THE TOWN CENTRE/OLD TOWN AND THE RAILWAY STATION.

MILES BYRON ARE DELIGHTED TO OFFER FOR SALE THIS EXTENDED & STYLISHLY PRESENTED HOME *** C.1500 SQ FT / 140 SQ METERS OF DECEPTIVELY SPACIOUS & VERSATILE LIVING ACCOMMODATION *** 4 GENEROUS IN SIZE BEDROOMS *** TWO EN-SUITE'S *** FAMILY BATHROOM *** DOWNSTAIRS CLOAKROOM/W.C. *** 4 SEPARATE RECEPTION ROOMS *** A FULLY ENCLOSED, LOW IN MAINTENANCE REAR GARDEN PROVIDING A HIGH DEGREE OF PRIVACY AND BOASTING A SOUTH EASTERLY FACING ASPECT. The living accommodation briefly comprises: Entrance porch, entrance hall, living room, snug, an extended kitchen/dining room, separate utility room, cloakroom/W.C., study/home office, work studio/salon/additional living space with its very own private entrance. To the first floor there are four bedrooms, two en-suite shower rooms to the two main bedrooms and a bathroom. Externally there is a fully

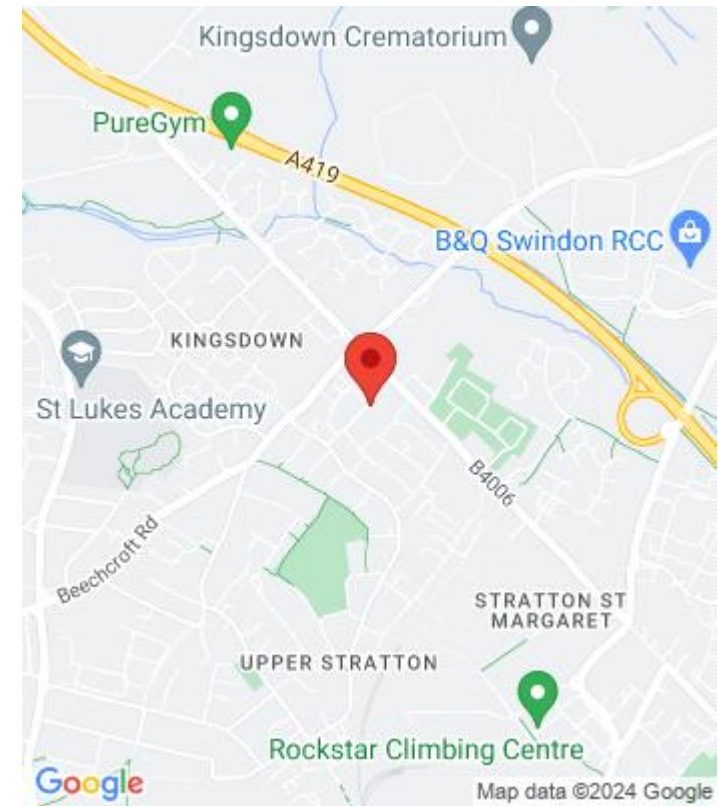
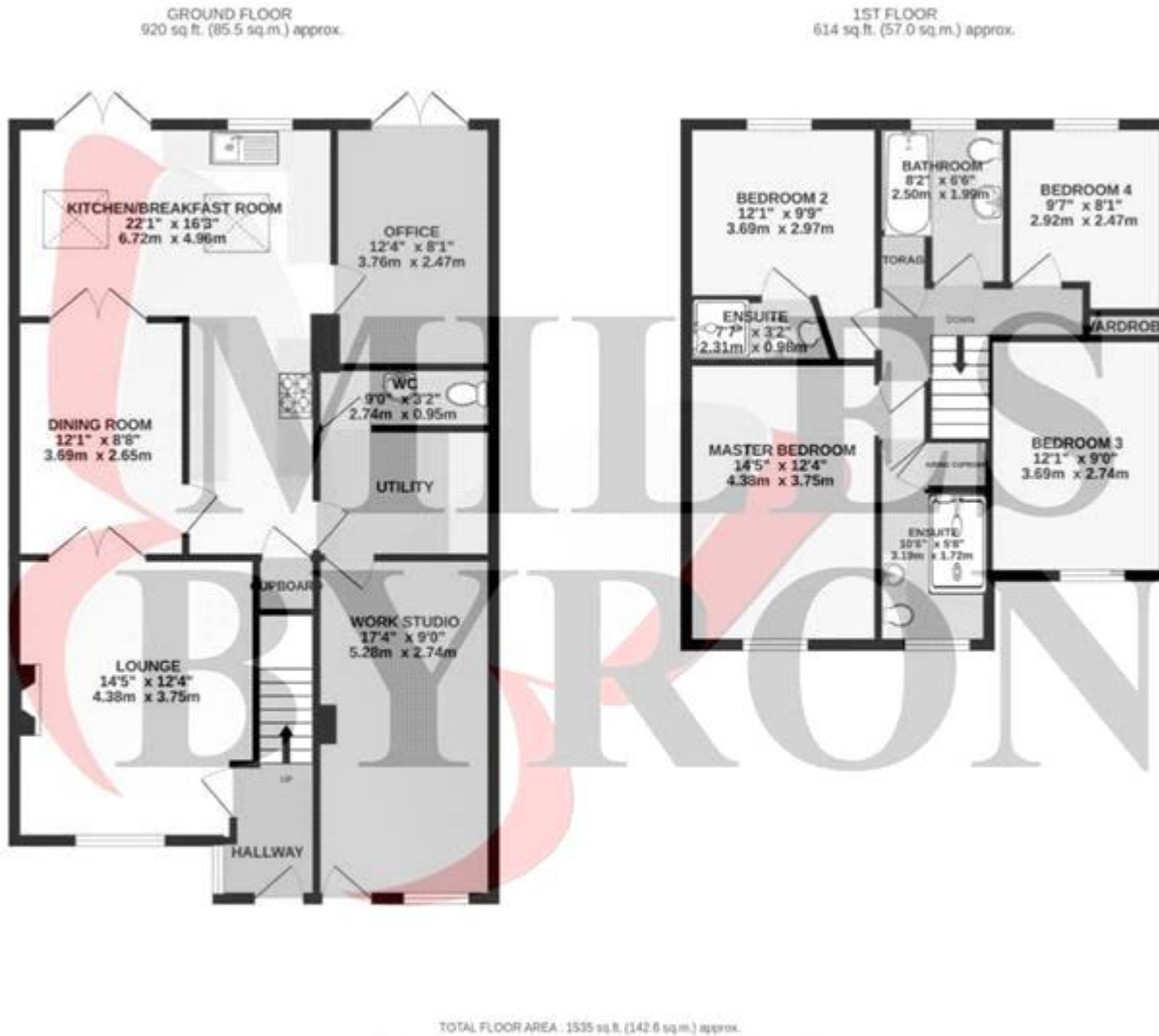
SIZE BEDROOMS *** TWO EN-SUITE'S *** FAMILY BATHROOM *** DOWNSTAIRS CLOAKROOM/W.C. *** 4 SEPARATE RECEPTION ROOMS *** A SOUTH EASTERLY FACING REAR GARDEN. | Freehold

enclosed rear garden and a large block paved driveway to the front providing ample off street parking. To fully appreciate this amazing property, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE!

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	80

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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