



**Cleeve Lawn, Lawn, Swindon**  
**Guide Price £475,000**

Situated over Entrance hall, a spacious dual aspect living room, a spacious dual aspect kitchen/dining



\*\*\* Offered For Sale with NO ONWARD CHAIN \*\*\*

\*\* REFURBISHED & READY TO MOVE INTO \*\*\* C.1600 SQ FT / 153 SQ METERS OF LIVING ACCOMMODATION \*\*\* MILES BYRON

are delighted to offer 'For Sale' this EXCEPTIONAL, EXTENDED & EXTREMELY IMPRESSIVE, DETACHED FAMILY HOME located within the sought after 'Lawn' area of Swindon. This generous in size CORNER PLOT is positioned within a 'Stones Throw' of Lawn Woods, amenities, doctors surgery, superb access to major road links such as J.15 of the M4 Motorway & the Great Western Hospital. In addition the position of this property provides excellent access to regular public transport and reputable schools which can be found within a short walk away.

The deceptively spacious accommodation which is situated over two floors briefly comprises: Entrance hall, a spacious dual aspect living room, a spacious dual aspect kitchen/dining room, a downstairs shower room. To the first floor there are 5 BEDROOMS (4 DOUBLES + 1 SINGLE) + SHOWER ROOM. Externally this wonderful home benefits from having a well tended and a fully enclosed rear garden. In addition there is a driveway to the front aspect providing off street parking for c. 2 - 3 vehicles + GARAGE. To fully appreciate this beautiful home, we would highly recommend contacting MILES BYRON AS SOON AS POSSIBLE TO ARRANGE A VIEWING!

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

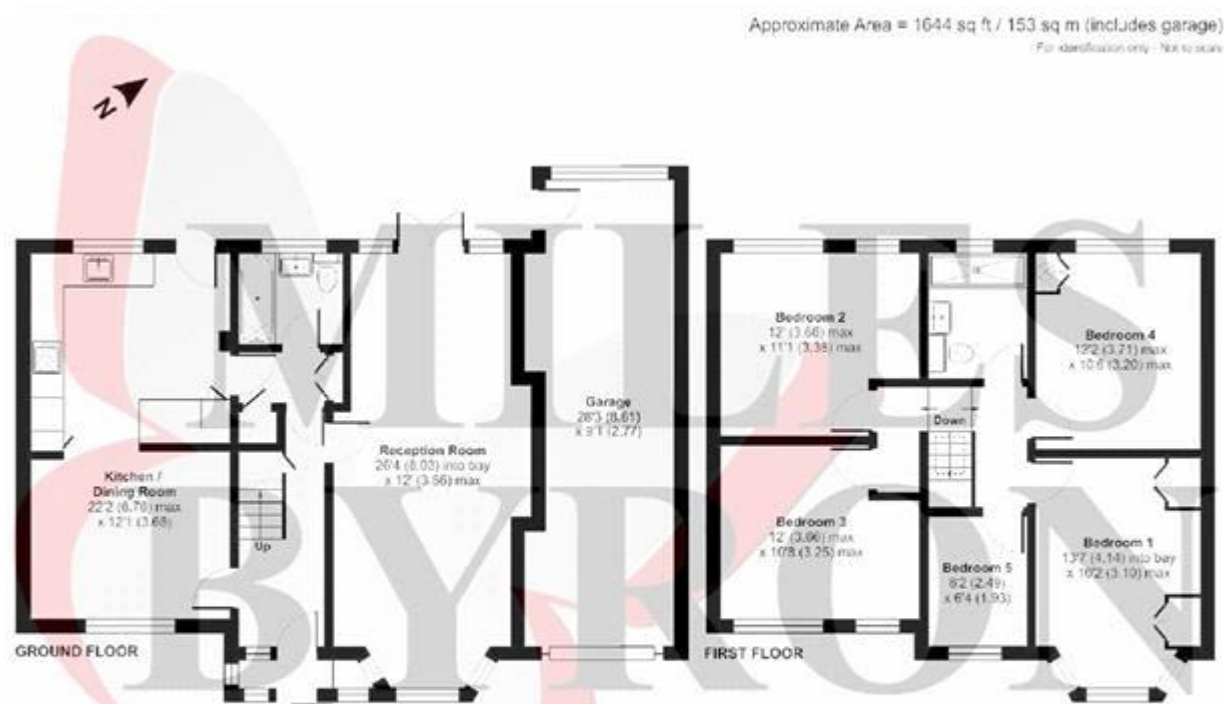
room, a downstairs shower room. To the first floor there are 5 BEDROOMS (4 DOUBLES + 1 SINGLE) + SHOWER ROOM c. 2 - 3 vehicles + GARAGE | Freehold **SOLD STC**





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.





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>		84
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.