



Norton Grove, Old Walcot, Swindon
Guide Price £450,000

AN EXTENDED family sized home. Entrance Porch, entrance hall, cloakroom/W.C., living room, a large

*** OFFICIAL PROPERTY LAUNCH
EVENT: SUNDAY 15TH SEPTEMBER
2024 ***

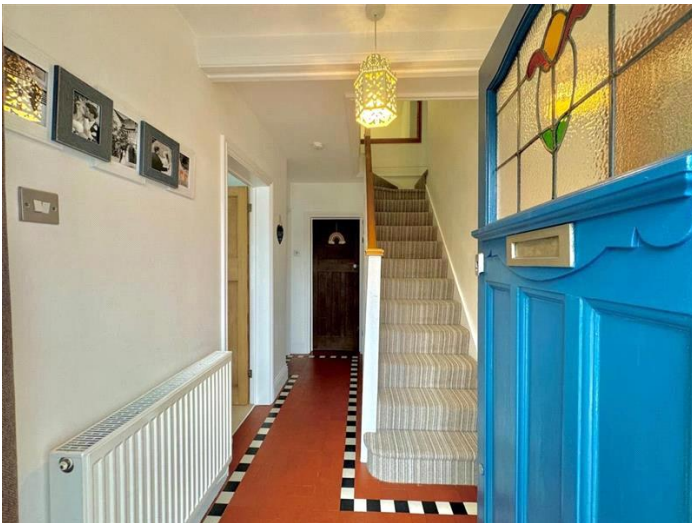
*** POSSIBLY ONE OF THE MOST
IMPRESSIVE 4 BEDROOM SEMI
DETACHED HOMES WE HAVE EVER
SEEN WITHIN THE DESIRABLE 'OLD
WALCOT' AREA OF SWINDON ***

MILES BYRON ARE DELIGHTED TO
OFFER 'FOR SALE' THIS EXTENDED
& STUNNINGLY PRESENTED 4
BEDROOM SEMI DETACHED FAMILY
HOME WHICH HAS BEEN GREATLY
IMPROVED BY THE CURRENT
OWNERS * DESIRABLE LOCATION &
CLOSE PROXIMITY TO BOTH OLD
TOWN & THE TOWN CENTRE AS
WELL AS QUEENS PARK & GARDENS

* A SHORT WALK TO LOCAL
REPUTABLE SCHOOLS & THE
RAILWAY STATION * DRIVEWAY
PARKING FOR C.2 VEHICLES +
GARAGE. The beautifully presented &
deceptively spacious family sized
home. Situated over two floors
comprising: Entrance Porch, entrance
hall, downstairs cloakroom/W.C., living
room, a large open plan and very
sociable kitchen / breakfast / dining /
family space with a large WALK-IN
PANTRY CUPBOARD + a separate
utility room with direct access into the
garage. To the first floor there are 4
BEDROOMS & a modern and stylish
bathroom measuring C.14ft x 6ft.
Externally there is a fully enclosed &
well tended rear garden with an
outside (Oak timber constructed &
sheltered - BBQ area). In addition to
the main part of the garden there is
also an allotment area towards the
very end as well as a large timber
cabin/summer house (the perfect
space for an office or extra storage
space). To fully appreciate this
outstanding home, MILES BYRON
would highly recommend confirming
your appointment to VIEW AS SOON
AS POSSIBLE!

open plan and very sociable kitchen / breakfast / dining / family area + utility. 4 BEDROOMS + A
SPACIOUS BATHROOM, LARGE REAR GARDEN, DRIVEWAY + GARAGE. | Freehold **SOLD STC**

Tenure: Freehold



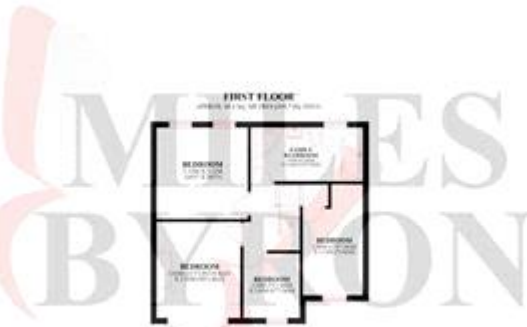
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA APPROX. 140.50 METRES (1514.50 FEET)
Always read the EPC and/or condition report in conjunction with the particulars of the sale. The above is intended as a guide only and does not constitute an offer. The above is intended as a guide only and does not constitute an offer. The above is intended as a guide only and does not constitute an offer.



TOTAL AREA APPROX. 140.50 METRES (1514.50 FEET)
Always read the EPC and/or condition report in conjunction with the particulars of the sale. The above is intended as a guide only and does not constitute an offer. The above is intended as a guide only and does not constitute an offer. The above is intended as a guide only and does not constitute an offer.



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