



Moorhen Close, Covingham, Swindon
Guide Price £475,000

A DETACHED & EXTENDED FAMILY HOME *** SOUGHT AFTER CUL-DE-SAC LOCATION ***

*** ALL VIEWINGS TO COMMENCE
FROM: SATURDAY 23RD NOVEMBER
2024 ***

*** A DETACHED & EXTENDED
FAMILY HOME *** SOUGHT AFTER
CUL-DE-SAC LOCATION *** GREATLY
IMPROVED AND STYLISHLY
PRESENTED THROUGHOUT.
DRIVEWAY PARKING TO THE FRONT
FOR C.4 VEHICLES, A SECOND
DRIVEWAY WITH GATED ACCESS TO
THE REAR ASPECT + A SINGLE
GARAGE - MEASURING 17'5 (MAX) X
10'8 (MAX) ***

MILES BYRON are delighted to offer
'For Sale' this exceptional home
located within the desirable residential
area of Covingham. The impressive
living accommodation briefly includes:
A modern fitted kitchen/dining room
with a selection of integrated
appliances, two separate reception
rooms including: living room and
separate family room + study area and
cloakroom/W.C.. To the first floor there
are three double bedrooms (two of
which consist of recently refitted en-
suite shower rooms + an additional
single size bedroom and bathroom.

Located within close proximity to
amenities, primary & secondary
schools, Greenbridge Retail Park and
superb access to major road links
such as the A420, A419, Junction 15 of
the M4 Motorway and the Great
Western Hospital.

To fully appreciate this amazing home,
MILES BYRON would highly
recommend confirming your
appointment to VIEW AS SOON AS
POSSIBLE!

Tenure: Freehold

GREATLY IMPROVED AND STYLISHLY PRESENTED THROUGHOUT. DRIVEWAY PARKING TO THE
FRONT FOR C.4 VEHICLES, A SECOND DRIVEWAY WITH GATED ACCESS TO THE REAR ASPECT +
A SINGLE GARAGE *** | Freehold



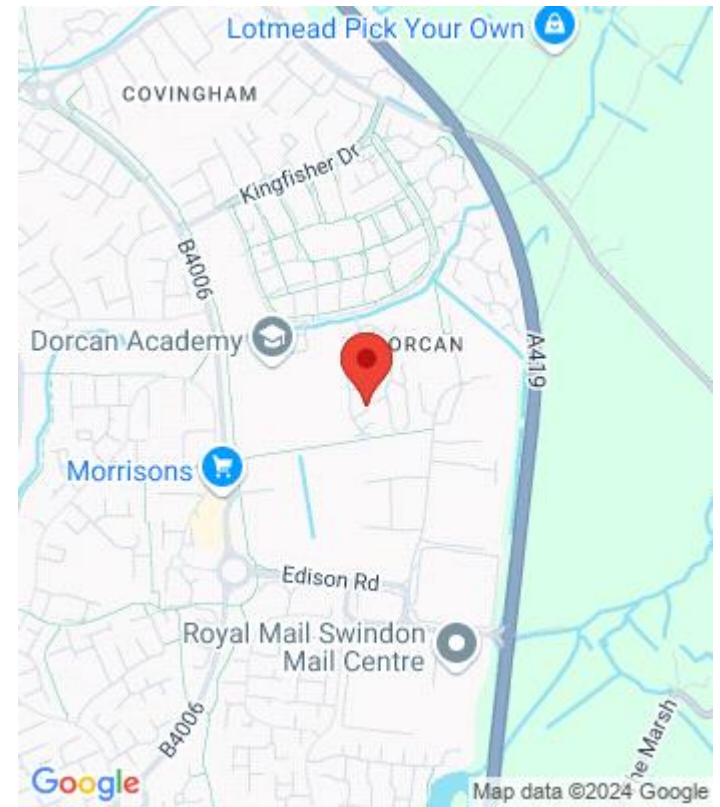
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 121.7 SQ. METRES (1347.3 SQ. FEET)



TOTAL AREA: APPROX. 124.3 SQ. METRES (1346.5 SQ. FEET)



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		
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