



**Marlborough Road, Old Town, Swindon**  
**£545,000**

C. 170FT WESTERLY FACING R. GARDEN \* AN EXTENDED & IMPRESSIVE SEMI DETACHED HOME



\*\*\* A MUST VIEW HOME - SHOW  
HOME CONDITION & PRESENTATION  
\*\*\* C. 1900 SQ FT / 170 SQ METERS  
OF DECEPTIVELY SPACIOUS AND  
STUNNINGLY PRESENTED LIVING  
SPACE (+ GARAGE MEASUREMENT)  
\*\*\* C. 170FT (LENGTH) x 30FT  
(WIDTH) WESTERLY FACING & FULLY  
ENCLOSED REAR GARDEN WITH  
GATE PROVIDING SIDE ACCESS \*\*\*  
AN EXTENDED & IMPRESSIVE SEMI  
DETACHED HOME \*\*\* SOUGHT  
AFTER LOCATION \*\*\* 3 SEPARATE  
RECEPTION ROOMS \*\*\* AN OPEN  
PLAN KITCHEN/BREAKFAST ROOM  
\*\*\*4 DOUBLE BEDROOMS WITH  
WALK-IN WARDROBE, DOUBLE  
DOORS & JULIET BALCONIES WITH  
DELIGHTFUL VIEWS OVERLOOKING  
THE LARGE & WELL TENDED REAR  
GARDEN + EN-SUITE TO THE MAIN  
BEDROOM \*\*\* A LARGE FAMILY  
BATHROOM WITH ROLL TOP BATH  
\*\*\* GARAGE + DRIVEWAY FOR C. 2-3  
VEHICLES \*\*\*

This exceptional home provides  
excellent access to amenities such as  
the vibrant Old Town and Greenbridge  
Retail Park as well as offering superb  
access to major road links such as the  
A419 & J.15 of the M4 Motorway and in  
addition; a short distance/commute to  
reputable primary & secondary  
schools, Broome Manor Golf Complex,  
the Great Western Hospital, Coate  
Water Country Park, the Savernake  
Arboretum, Lawn Woods & the Polo  
Ground.

Tenure: Freehold  
Parking options: Driveway, Garage, Off  
Street  
Garden details: Enclosed Garden,  
Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

“ 3 SEPARATE RECEPTION ROOMS “ AN OPEN PLAN KITCHEN/BREAKFAST ROOM “ 4 DOUBLE  
BEDROOMS + EN-SUITE TO THE MAIN BEDROOM \* A LARGE FAMILY BATHROOM \* GARAGE +  
DRIVEWAY | Freehold **SOLD STC**

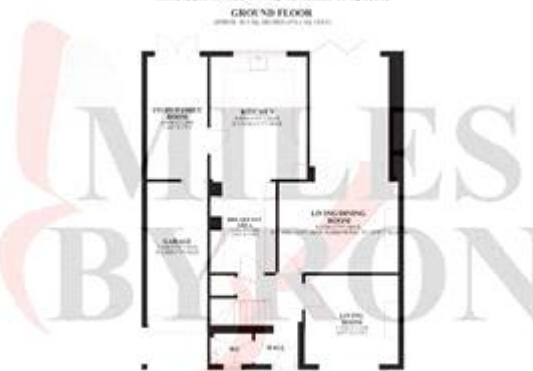


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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





TOTAL AREA: APPROX. 1719 SQ. METRES (1714 SQ. FEET)



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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>		
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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