



**Sandringham Road, Lawn, Swindon**  
**Guide Price £650,000**

LOCATED ALONG ONE OF THE LAWNS MOST SOUGHT AFTER ROADS \*\*\* A fantastic opportunity to

\*\*\* IN EXCESS OF 1800 SQ FT / 168 SQ METERS OF LIVING SPACE (+ GARAGE MEASUREMENTS) \*\*\* AN EXCEPTIONAL HOME LOCATED ALONG ONE OF THE LAWNS MOST SOUGHT AFTER ROADS \*\*\* A fantastic opportunity to purchase this stylishly presented, EXTENDED & DETACHED family sized home which boasts 5 / 6 BEDROOMS, TWO BEDROOM WITH MODERN EN-SUITE SHOWER ROOMS, a large, delightful and FULLY ENCLOSED REAR GARDEN WHICH IN TURN OFFERS A HIGH LEVEL OF PRIVACY. Positioned towards the top end of Sandringham Road, Lawn. Attributes include: An entrance porch, entrance hall, cloakroom/W.C., living room, a large open plan kitchen/breakfast/dining room, family room / potential 6th bedroom. In addition there is a separate utility room with access into a larger than average garage. Externally the property has driveway parking for c.4 vehicles.

Lawn: Located 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 impressive home provides excellent access to regular public transport and reputable schools which can be found within a short walk away.

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

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

purchase this stylishly presented, EXTENDED & DETACHED family sized home which boasts 5/6 BEDROOMS, TWO BEDROOM WITH MODERN EN-SUITE SHOWER ROOMS. | Freehold **SOLD STC**

Water supply: Mains  
Sewerage: Mains





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. 100.00 METRES (328.08 FEET)



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-)                                       | 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      | 81        |
| 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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