



**Sanders Close, Stratton, Swindon**  
**Guide Price £350,000**

Built By Messrs: Barratt Homes In C.2013. \* A GREATLY IMPROVED detached family home located with

\*\*\* APOLOGIES! We are now at full capacity with appointments on this delightful home ( If you wish to be added to our cancellation list in the meantime, please kindly email us. Thank you! \*\*\*

The Bromley: Built By Messrs: Barratt Homes In C.2013. \* MILES BYRON are delighted to offer For Sale this GREATLY IMPROVED DETACHED FAMILY HOME located with the very sought after Stratton area of East Swindon. This property offers excellent access to amenities such as Greenbridge Retail Park, North Swindon Orbital Retail Park & Shopping Centre. In addition, the property also provides excellent access to major road links such as the A420, A419, A417, Junction 15 Of The Motorway & the Great Western Hospital. In addition the Town Centre, Old Town and the railway station are also located within close proximity. The popular Kingsdown School can also be found within a short walk from this property. The well presented & stylishly presented living accommodation comprises: entrance hall, living room, a light & airy open plan kitchen / dining room, separate utility room & cloakroom/W.C. To the first floor there are 4 GOOD SIZE BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM + A MODERN AND STYLISH FAMILY SHOWER ROOM. Externally there is a professionally landscaped & fully enclosed rear garden which in turn provides a high degree of privacy, block paved driveway providing off street parking for c.2 vehicles + a single garage. To fully appreciate this wonderful property, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold  
Parking options: Driveway, EV

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GOOD SIZE BEDROOMS + EN-SUITE | Freehold **SOLD**

Charging, Garage, Off Street  
Garden details: Enclosed Garden,  
Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
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.



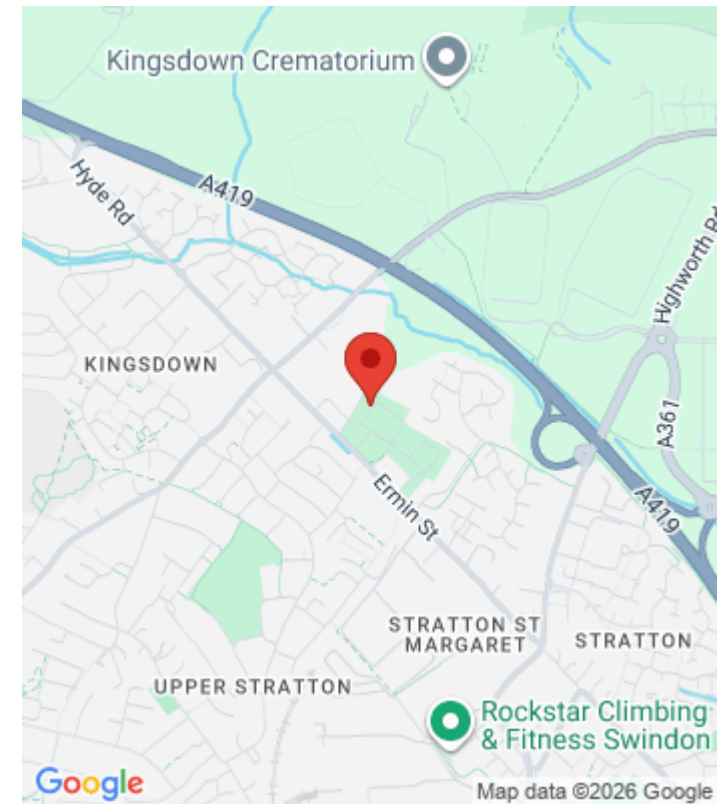
TOTAL AREA: APPROX. 114.3 SQ METRES (1230.7 SQ FEET)

**GROUND FLOOR**  
APPROX. 114.3 SQ METRES (1230.7 SQ FEET)



TOTAL AREA: APPROX. 114.3 SQ METRES (1230.7 SQ FEET)

**FIRST FLOOR**  
APPROX. 114.3 SQ METRES (1230.7 SQ FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <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		
	77	82
<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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