



White Eagle Road, Haydon End, Swindon
Offers Over £330,000



A beautifully presented DETACHED family home which was originally built by Messrs Bloor Homes in C.

*** IN EXCESS OF C.1000 FT / 98 SQ METERS OF LIVING SPACE + GARAGE ***

MILES BYRON are delighted to offer For Sale this beautifully presented DETACHED family home which was originally built by Messrs Bloor Homes in C. 2007. The property has been greatly improved over the years by the current owner. Attributes include: a large CONSERVATORY, a professionally landscaped, low in maintenance & fully enclosed rear garden + gated driveway parking + a single garage with a remote control powered up & over door. The spacious living accommodation briefly comprises: Entrance hall, cloakroom/W.C., a dual aspect living room, an open plan kitchen/dining room & separate utility room. To the first floor there are 3 GENEROUS SIZE BEDROOMS (1 GOOD SIZE DOUBLE & 2 SMALLER DOUBLES). The main bedroom has an en-suite shower room. In addition there is a main family bathroom.

Location: Haydon End - Offering excellent access to amenities such as the Orbital Retail Park & Shopping Centre, as well as reputable primary & secondary schools & superb access to major road links such as the A417, A419, A420, Junction 15 of the M4 Motorway & the Great Western Hospital.

Agents Note: MOTIVATED SELLER: The homeowner to this delightful home has already found a secured onward property to purchase.

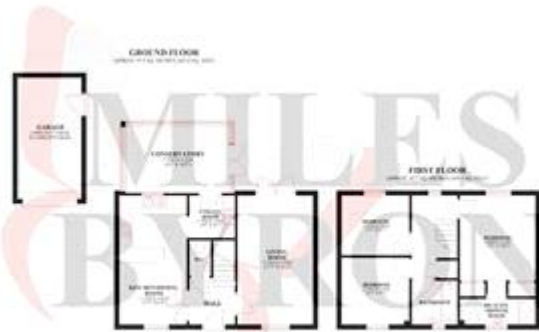
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains

2007. A large CONSERVATORY, a professionally landscaped, low in maintenance & fully enclosed rear garden + gated driveway parking + a garage. | Freehold **SOLD**

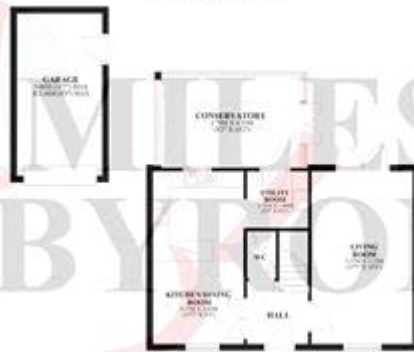
Water supply: Mains
Sewerage: Mains



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. 147 SQ. METRES (1567 SQ. FEET)
GROUND FLOOR
APPROX. 147 SQ. METRES (1567 SQ. FEET)



TOTAL AREA: APPROX. 147 SQ. METRES (1567 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	79
(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