



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 an
onward property to purchase.

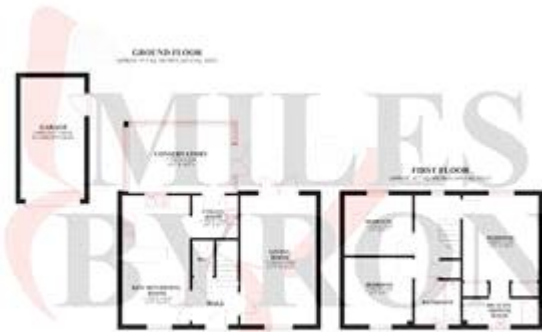
Tenure: Freehold
Parking options: Driveway, Garage, Off
Street
Garden details: Enclosed Garden,
Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains

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

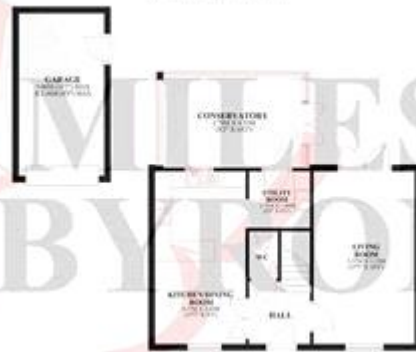
Water supply: Mains
Sewerage: Mains



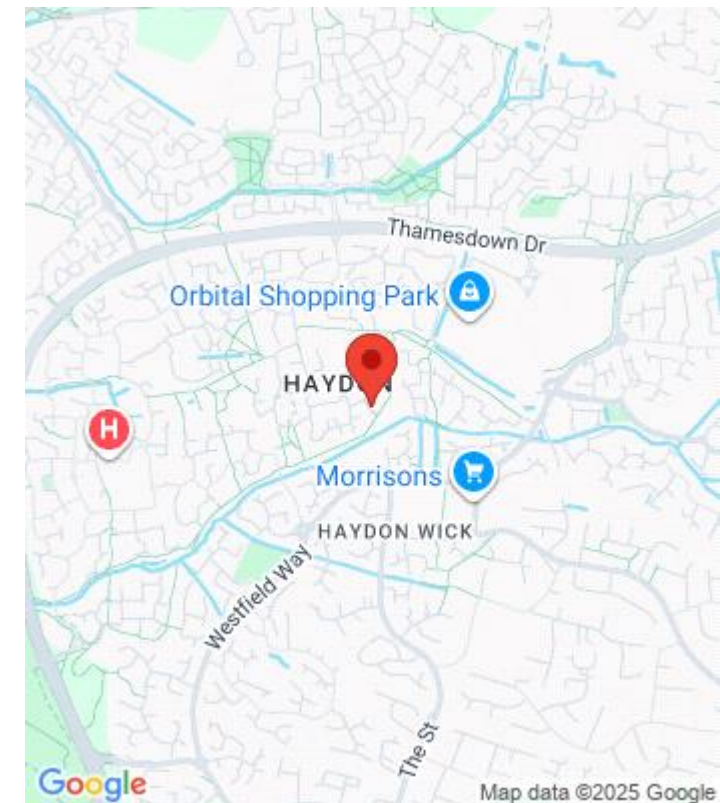
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 161.50 METRES (1691.50 FEET)
GROUND FLOOR
APPROX. 161.50 METRES (1691.50 FEET)



TOTAL AREA: APPROX. 98.150 METRES (1060.150 FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	79
(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
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