



Wynwards Road, Abbey Meads, Swindon
Guide Price £450,000

A QUIET CUL-DE-SAC POSITION * A FULLY ENCLOSED & REAR GARDEN WHICH IN TURN

*** A MUST VIEW FAMILY SIZED HOME
- A QUIET CUL-DE-SAC POSITION ***
A FULLY ENCLOSED REAR GARDEN
WHICH IN TURN PROVIDES A HIGH
DEGREE OF PRIVACY *** MILES

BYRON are delighted to offer 'For Sale'
this well presented 4 BEDROOM
DETACHED FAMILY HOME positioned
on a generous size plot and located
within the sought after residential area
of Abbey Meads in North Swindon.
Conveniently located within close
proximity/short walk to Abbey Meads
Village Centre, the Orbital Retail Park &
Shopping Centre, local reputable
schools and superb access to major
road links such as the A417, A419,
A420, Junction 15 of the M4 Motorway
& the Great Western Hospital.
Attributes include: driveway providing
off street parking for two vehicles + a
single garage. An impressive
mezzanine style entrance hall/landing,
cloakroom/W.C., a spacious living
room, kitchen/dining room, separate
utility room and cloakroom/W.C. To the
first floor there are 4 BEDROOMS, en-
suite shower room to the main
bedroom and a family bathroom.

Council Tax Band: E (Swindon
Borough Council)
Tenure: Freehold
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

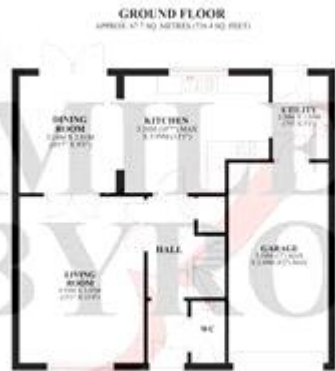
PROVIDES A HIGH DEGREE OF PRIVACY " MILES BYRON are delighted to offer 'For Sale' this well
presented 4 BEDROOM DETACHED FAMILY HOME positioned on a generous size & private plot. |
Freehold



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. 132.0 SQ. METRES (1426.3 SQ. 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		
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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