



## **FARLEIGH CRESCENT, LAWN, SWINDON**

**OFFERS OVER £325,000** Freehold

A MUST VIEW HOME WITH EXTENSION POTENTIAL TO THE SIDE & REAR ASPECTS (S.T.P.P.), NO ONWARD CHAIN \*\*\* SOUGHT AFTER LAWN LOCATION \*\*\* A FULLY ENCLOSED & PRIVATE REAR GARDEN MEASURING C. 70 - 80 FT IN LENGTH & DRIVEWAY TO THE FRONT + A SINGLE GARAGE \*\*\* A 'STONES THROW' TO LAWN WOODS &

**SOLD STC**

\*\*\* ADVANCED VIEWING DATE: SATURDAY 20TH DECEMBER 2025 \*\*\*

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MILES BYRON are delighted to offer For Sale this deceptively spacious semi detached home which includes the following living accommodation: Entrance porch, entrance hall, two separate reception rooms, kitchen, lobby / utility area and access directly into the garage. To the first floor there are 3 BEDROOMS, bathroom a separate W.C.

To fully appreciate this wonderful home and the potential it offers, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

\*\*\* LOCATION & PROXIMITY: A SHORT WALK TO LAWN WOODS & AMENITIES INCLUDING A CONVENIENCE STORE & DOCTOR SURGERY AS WELL AS ACCESS TO REGULAR PUBLIC TRANSPORT & SUPERB ACCESS TO MAJOR ROAD LINKS INCLUDING J.15 OF THE M4 MOTORWAY & THE GREAT WESTERN HOSPITAL \*\*\*

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

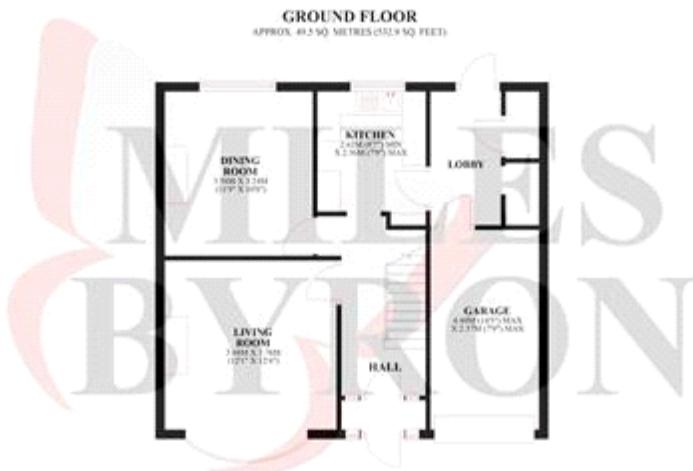
Sewerage: Mains



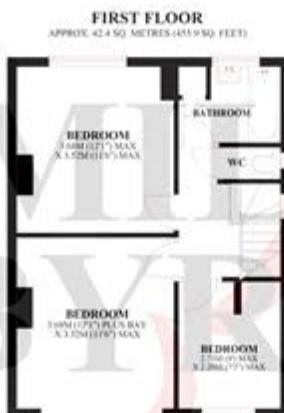
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TOTAL AREA: APPROX. 91.9 SQ. METRES (988.8 SQ. FEET)

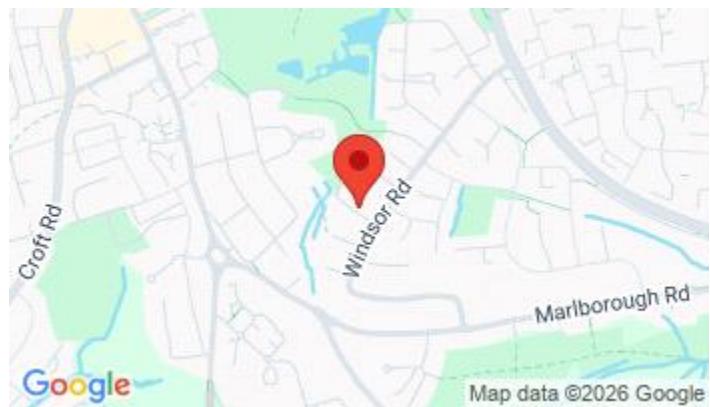


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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.