



Farleigh Crescent, Lawn, Swindon
Offers Over £350,000

A MUST VIEW HOME WITH EXTENSION POTENTIAL TO THE SIDE & REAR ASPECTS (S.T.P.P.), NO

*** ADVANCED VIEWING DATE:
SATURDAY 18TH OCTOBER 2025 ***

*** 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 *** THIS
DELIGHTFUL HOME IS ALSO A
'STONES THROW' TO THE LAWN
WOODS.

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 ***

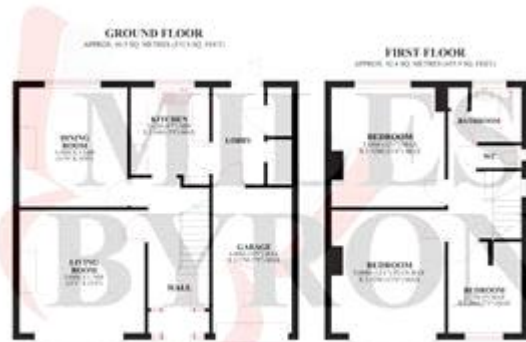
Tenure: Freehold
Parking options: Driveway, Garage, Off
Street
Garden details: Enclosed Garden,
Rear Garden
Electricity supply: Mains
Heating: Gas Mains

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
*** | Freehold **SOLD STC**

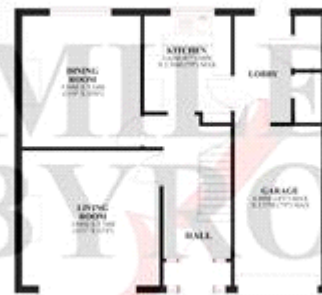
Water supply: Mains
Sewerage: Mains



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/fixings 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.



GROUND FLOOR
APPROX. 41.7 SQ. METRES (448.9 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.



Viewing by appointment only
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