



## **WINDSOR ROAD, LAWN, SWINDON**

### **OFFERS OVER £350,000** Freehold

NO ONWARD CHAIN - SCOPE/POTENTIAL TO IMPROVE & EXTEND (S.T.P.P.) - 3 GENEROUS SIZE BEDROOMS \*\*\*  
SOUTH EASTERLY FACING REAR GARDEN \*\*\* GROUND FLOOR SHOWER ROOM + FIRST FLOOR BATHROOM \*\*\*  
TWO SPACIOUS RECEPTION ROOMS \*\*\* MODERN KITCHEN \*\*\* A MUST VIEW, DETACHED FAMILY HOME  
BOASTING: 3 BEDROOMS

\*\*\* VIEWINGS TO COMMENCE FROM: SATURDAY - 29TH NOVEMBER 2025 \*\*\*

\*\*\* NO ONWARD CHAIN \*\*\* 3 GENEROUS SIZE BEDROOMS \*\*\* SOUTH EASTERLY FACING REAR GARDEN \*\*\* GROUND FLOOR SHOWER ROOM + FIRST FLOOR BATHROOM \*\*\* TWO SPACIOUS RECEPTION ROOMS \*\*\* MODERN KITCHEN \*\*\* EXTERNALLY THERE IS A DRIVEWAY PROVIDING OFF STREET PARKING + A SINGLE GARAGE \*\*\*

\*\*\* A MUST VIEW FAMILY SIZED HOME \*\*\* SCOPE/POTENTIAL TO IMPROVE & EXTEND (S.T.P.P.) \*\*\* MILES BYRON are delighted to offer FOR SALE this deceptively spacious DETACHED home located along the very popular Windsor Road of Lawn.

\*\*\* LOCATION: 'ON THE DOOR STEP' TO LAWN WOODS & AMENITIES INCLUDING A LOCAL CONVENIENCE STORE & DOCTOR SURGERY AS WELL AS EXCELLENT ACCESS TO REGULAR PUBLIC TRANSPORT, MAJOR ROAD LINKS SUCH AS JUNCTION 15 OF THE M4 MOTORWAY & THE GREAT WESTERN HOSPITAL \*\*\*

Council Tax Band: E (Swindon Borough Council)

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

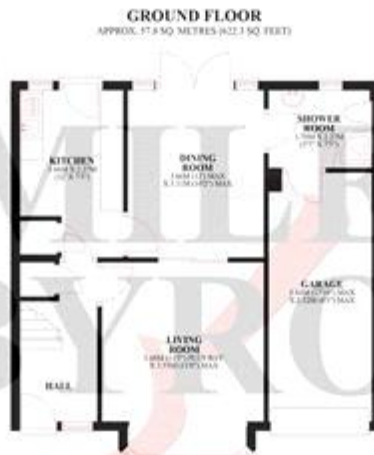




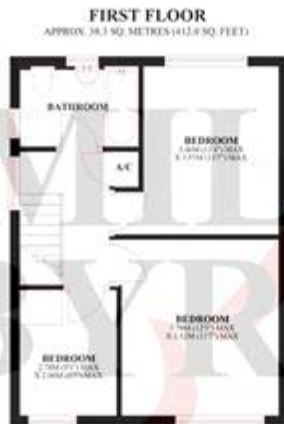
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TOTAL AREA: APPROX. 96.1 SQ. METRES (1034.3 SQ. FEET)

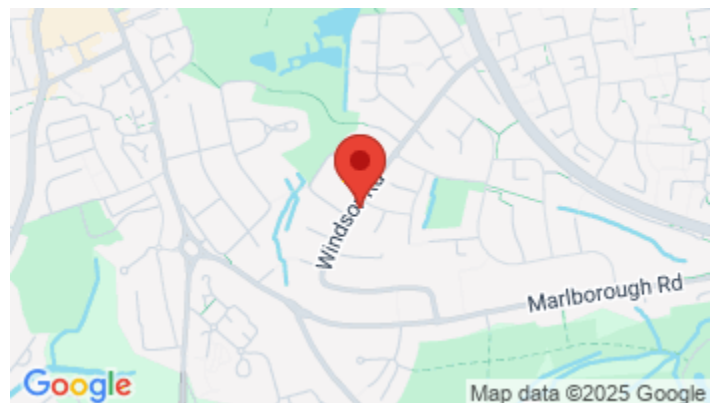


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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs   |         |           |
| (92-)   | A       | 81        |
| (81-91)   | B       |           |
| (69-80)   | C       |           |
| (55-68)   | D       |           |
| (39-54)   | E       |           |
| (21-38)   | F       | 53        |
| (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/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.