



**Conyers Close, Grange Park, Swindon**  
**Guide Price £350,000**

AN EXCEPTIONAL HOME WHICH IS SITUATED 'WITHIN A STONES THROW' TO LYDIARD COUNTRY

\* ALL VIEWINGS TO COMMENCE  
FROM: SATURDAY 7TH MARCH \*

AN EXCEPTIONAL FAMILY HOME  
WHICH IS SITUATED 'WITHIN A  
STONES THROW' TO LYDIARD  
COUNTRY PARK \* SHOW HOME  
CONDITION & PRESENTATION -  
READY TO MOVE INTO - AN  
EXTENDED SEMI DETACHED  
PROPERTY POSITIONED WITHIN A  
SMALL AND QUIET CUL-DE-SAC  
LOCATION BOASTING : 3 BEDROOMS  
(NEWLY FITTED WARDROBES IN THE  
THIRD BEDROOM) & A MODERN  
FAMILY BATHROOM TO THE FIRST  
FLOOR \* EXTERNALLY THERE IS A  
FULLY ENCLOSED & PRIVATE REAR  
GARDEN, DRIVEWAY PROVIDING OFF  
STREET PARKING FOR C. 2  
VEHICLES + A SINGLE GARAGE \*  
OTHER ATTRIBUTES INCLUDE:  
UPVC DOUBLE GLAZING, GAS  
RADIATOR CENTRAL HEATING, A  
DOWNSTAIRS CLOAKROOM/W.C., A  
SPACIOUS LIVING/FAMILY ROOM,  
STUDY AREA & AN IMPRESSIVE AND  
OPEN PLAN  
KITCHEN/BREAKFAST/DINING ROOM.

LOCATION: SUPERB ACCESS TO  
BOTH REPUTABLE PRIMARY &  
SECONDARY SCHOOLS, AMENITIES,  
MAJOR ROAD LINKS SUCH AS THE  
GREAT WESTERN WAY & JUNCTION  
16 OF THE M4 MOTORWAY.

To fully appreciate this OUTSTANDING  
HOME, a viewing is highly  
recommended by the homeowners  
sole agent - MILES BYRON.

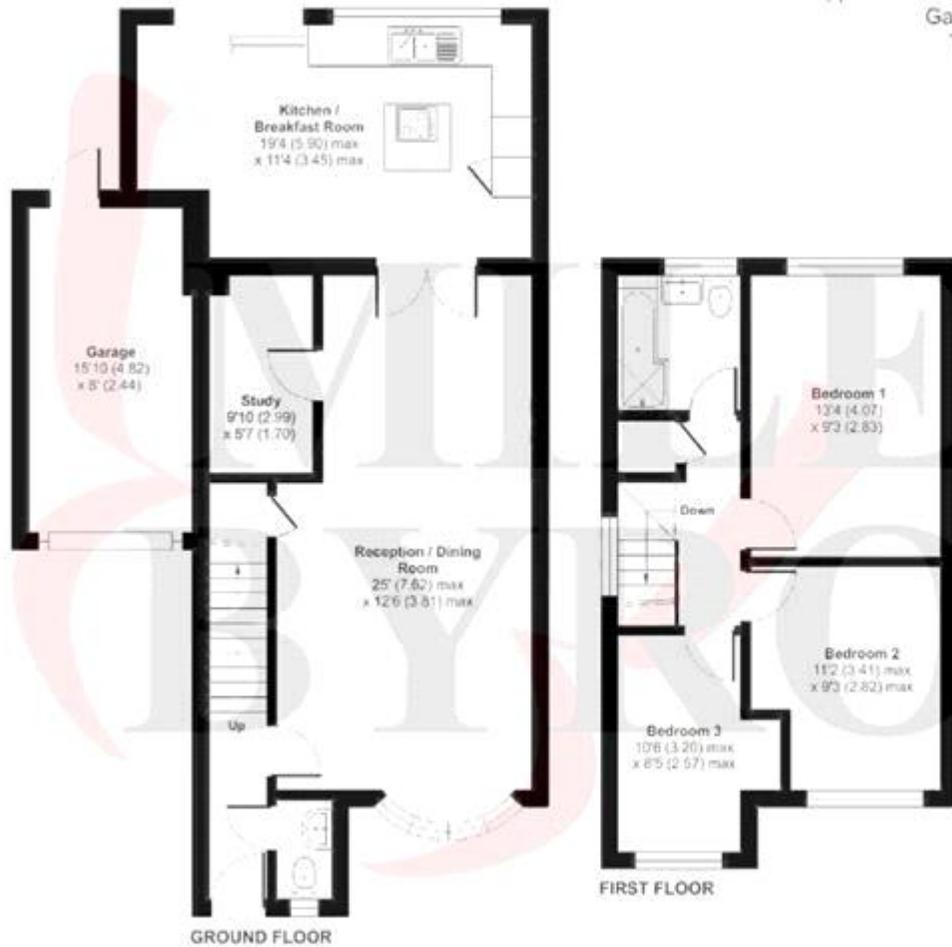
Tenure: Freehold  
Parking options: Driveway, Garage, Off  
Street  
Garden details: Enclosed Garden,  
Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

**PARK " READY TO MOVE INTO - AN EXTENDED SEMI DETACHED PROPERTY POSITIONED WITHIN  
A SMALL AND QUIET CUL-DE-SAC LOCATION BOASTING : 3 BEDROOMS, GARAGE + A LARGE  
KITCHEN/DINER. | Freehold**

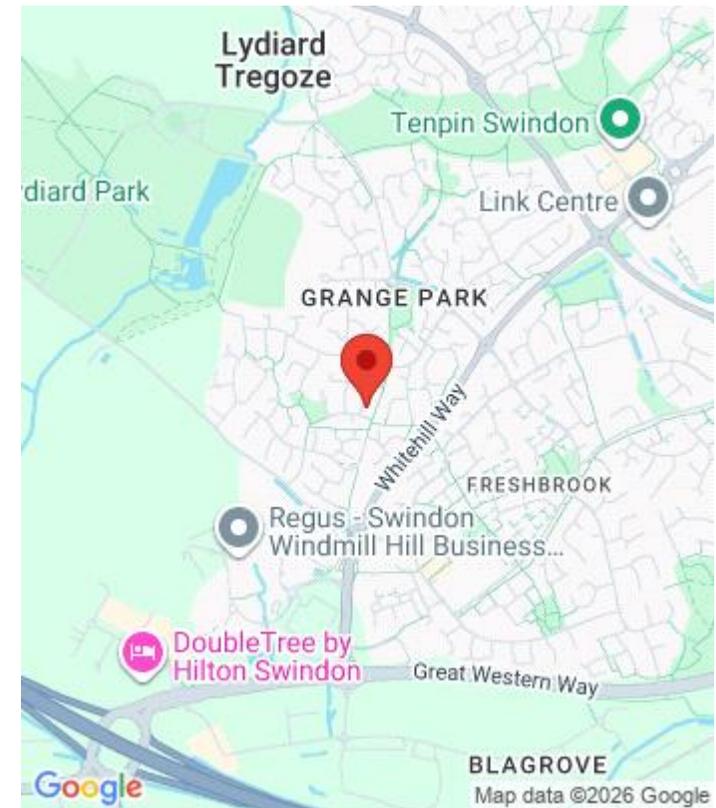




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



Approximate Area = 1069 sq ft / 99.3 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 1196 sq ft / 111 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
|   |          | 73      | 85        |

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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