



**Meares Drive, Shaw, Swindon**  
**Guide Price £450,000**

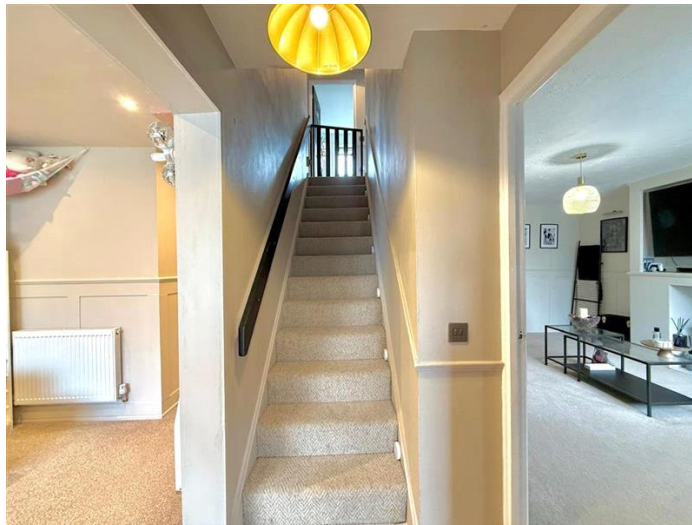
A SHORT WALK TO SHAW FOREST, PEATMOOR LAGOON, AMENITIES & REPUTABLE SCHOOLS \*\*\*

\* READY TO MOVE INTO - RECENTLY REFURBISHED WITH THE ADDED BONUS OF A NEWLY FITTED CENTRAL HEATING BOILER & GARAGE CONVERSION (WITH THE NECESSARY PERMISSION) WHICH PROVIDES AN ADDITIONAL RECEPTION / FAMILY ROOM, UTILITY SPACE + A CLOAKROOM/W.C. \* SOUGHT AFTER WEST SWINDON LOCATION \* A SHORT WALK TO SHAW FOREST, PEATMOOR LAGOON, AMENITIES & REPUTABLE SCHOOLS \*\*\* A DETACHED & WONDERFULLY PRESENTED FAMILY HOME BOASTING: 4 DOUBLE BEDROOMS, A MODERN FAMILY SIZED BATHROOM \* A LARGER THAN AVERAGE IN SIZE & FULLY ENCLOSED CORNER PLOT REAR GARDEN + AMPLE DRIVEWAY PARKING FOR C. 3 - 4 VEHICLES \* IN ADDITION THERE IS A SPACIOUS OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM, A GENEROUS IN SIZE LIVING ROOM \* MILES BYRON are delighted to offer For Sale this modern built home located within close proximity to amenities such as West & North Swindon Orbital Shopping Centre & Retail Park and superb access to Junction 16 of the M4 Motorway, the A419, A417 & A420. Both Swindon Town Centre & Old Town is also approximately 4 miles away. To fully appreciate this wonderful home, MILES BYRON would highly recommend confirming an appointment to VIEW AS SOON AS POSSIBLE!

**A DETACHED & WONDERFULLY PRESENTED FAMILY HOME BOASTING: 4 DOUBLE BEDROOMS, A MODERN FAMILY SIZED BATHROOM \* A LARGER THAN AVERAGE & FULLY ENCLOSED CORNER PLOT REAR GARDEN | Freehold**

Council Tax Band: D (Swindon Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains

Water supply: Mains  
Sewerage: Mains

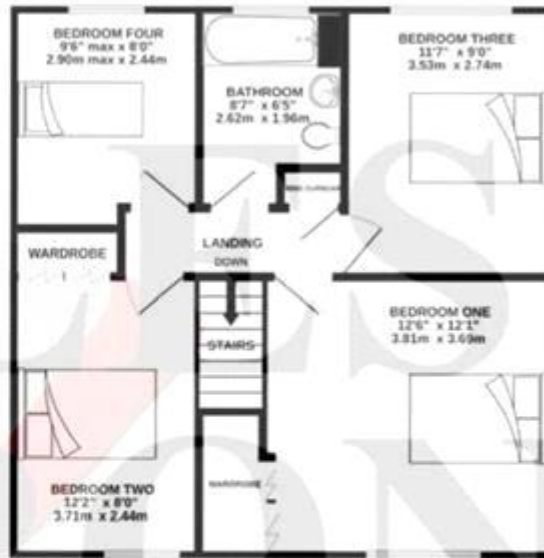


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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  
603 sq. ft. (56.1 sq.m.) approx.



1ST FLOOR  
548 sq. ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA 1152 sq. ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 1/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(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  
MILES BYRON Real Estate  
MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com