



MILES BYRON
(01793) 200160
MILESBYRON.COM
FOR SALE

MILES BYRON

Croft Road, Old Town, Swindon
Guide Price £450,000

Entrance porch, living room, dining room, kitchen, utility room, home office, cloakroom/W.C. To the first

ONE OF A KIND - POSSIBLY ONE OF THE LARGEST AND MOST IMPRESSIVE SEMI DETACHED HOMES FOR SALE WITHIN THE OLD TOWN AREA *** CONVENIENT & DESIRABLE LOCATION *** CLOSE PROXIMITY TO AMENITIES & SUPERB ACCESS TO MAJOR ROAD LINKS SUCH AS JUNCTION 15 OF THE M4 MOTORWAY, THE GREAT WESTERN HOSPITAL, LOCAL REPUTABLE SCHOOLS. IN ADDITION THERE ARE LARGE CORPORATE COMPANIES - NATIONWIDE HQ & INTEL CAN FOUND CLOSE BY.

MILES BYRON are delighted to offer For Sale this stylishly presented and very spacious family home. The living & versatile accommodation briefly comprises: Entrance porch, living room, dining room, kitchen, utility room, home office, cloakroom/W.C. To the first floor there are 4 generous size bedrooms & a spacious 4-piece family sized bathroom. Externally there is a large SOUTH EASTERLY facing rear garden which in turn provides a high degree of privacy, block paved driveway providing off street parking for C. 3 vehicles to the front of the property and a single garage.

To fully appreciated this exceptional home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE.

Council Tax Band: D (Swindon Borough Council)
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

floor there are 4 generous size bedrooms & a spacious 4-piece family sized bathroom. Externally there is a large SOUTH EASTERLY facing rear garden | Freehold **SOLD STC**



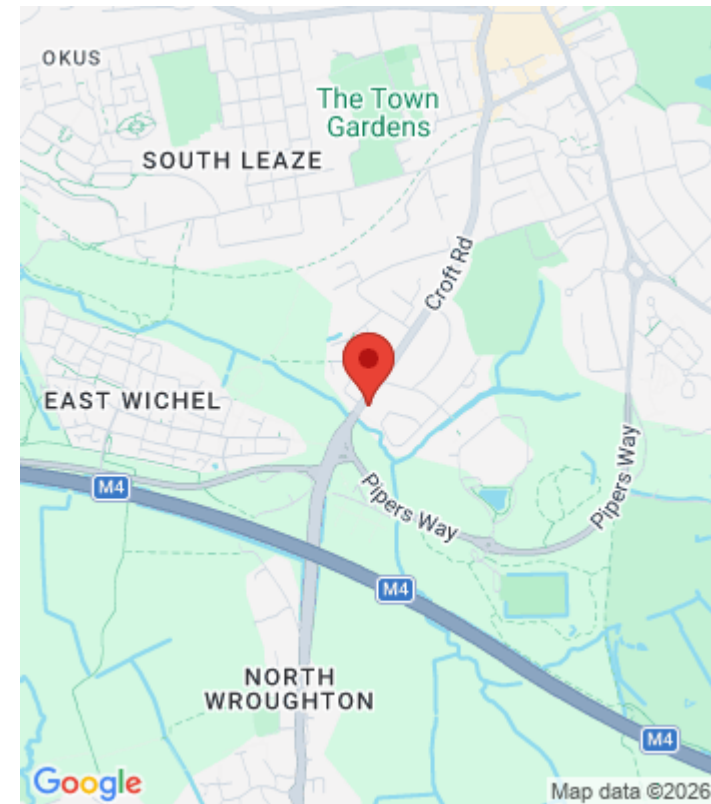
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



TOTAL AREA APPROX. 122.5 SQ METRES (1323 SQ FEET)
GROUND FLOOR



TOTAL AREA APPROX. 122.9 SQ METRES (1324 SQ FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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		70	77
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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