



**Queens Drive, Swindon**  
**Offers Over £350,000**

A MUST VIEW FAMILY HOME \* 3 BEDROOMS \* FIRST FLOOR BATHROOM \* A MODERN & STYLISH

\*\*\* EXTENSION POTENTIAL (S.T.P.P)  
\*\*\* A MUST VIEW FAMILY HOME \*\*\* 3  
BEDROOMS \*\*\* FIRST FLOOR  
BATHROOM \*\*\* A MODERN &  
STYLISH  
KITCHEN/BREAKFAST/FAMILY ROOM  
\*\*\* A SPACIOUS OPEN PLAN  
LIVING/DINING ROOM \*\*\* A WELL  
TENDED & FULLY ENCLOSED REAR  
GARDEN BOASTING A SOUTH,  
WESTERLY FACING ASPECT \*\*\*  
Attributes Include: uPVC double  
glazing, gas radiator central heating, a  
block paved driveway providing of  
street parking. To fully appreciate this  
delightful home, MILES BYRON would  
highly recommend confirming your  
appointment to VIEW AS SOON AS  
POSSIBLE.

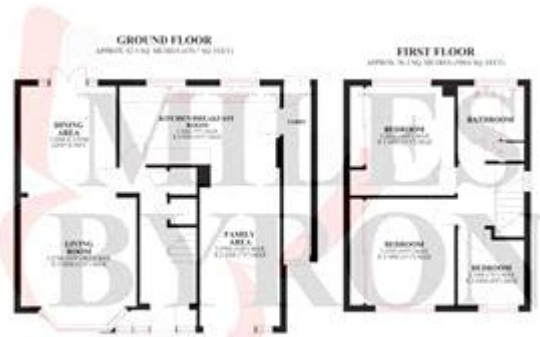
Located within a short walk to Lawn  
Woods, reputable primary schools,  
doctor surgery, local shops/amenities  
and within close proximity to both Old  
Town, The Town Centre, railway  
station and Coate Water Country Park.  
In addition the property is located  
within close proximity to major road  
links such as J.15 of the M4 Motorway  
& The Great Western Hospital.

Council Tax Band: C (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

KITCHEN/BREAKFAST/FAMILY ROOM " A SPACIOUS OPEN PLAN LIVING/DINING ROOM " A WELL  
TENDED & FULLY ENCLOSED REAR GARDEN BOASTING A SOUTH, WESTERLY FACING ASPECT \*  
| Freehold **SOLD**



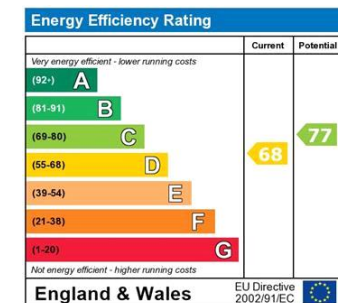
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 98.7 SQ. METRES (1062.7 SQ. FEET)



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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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