



Vanbrugh Gate, Broome Manor, Swindon
£750,000

Possibly one of the finest of address' to live within the Swindon area. A well presented and a well

*** VIEWINGS TO COMMENCE FROM:
SATURDAY 29TH AUGUST ***

Possibly one of the finest of address' to live within the Swindon area. A well presented and a well maintained detached family home boasting: 4 bedrooms with en-suite shower room to the main bedroom and family bathroom to the first floor. To the ground floor there are three separate reception rooms including: a study, living room and dining room, conservatory, a spacious open plan kitchen/breakfast room, separate utility room, and a spacious and welcoming reception hallway with access to a cloakroom/W.C.

This delightful home also offers further scope/potential to extend to the rear aspect (S.T.P.P.). and is positioned towards the end of a quiet, cul-de-sac driveway.

Positioned on a generous size & enviable plot which includes a private & fully enclosed rear garden over looking open green space to the rear aspect. In addition there is a double in width driveway providing off street parking and a double garage.

MILES BYRON are delighted to offer For Sale this exceptional home located within the extremely sought after residential area of Vanbrugh Gate, Broome Manor.

Located on the fringes of Old Town, Swindon. This amazing property is within a short walk to the Broome Manor Golf Complex and a short commute to amenities in Old Town, reputable primary and secondary schools, The Great Western Hospital, the A419, A420 & Junction 15 of the M4 Motorway.

To fully appreciate this delightful home, please contact MILES BYRON to confirm your appointment to VIEW AS

**maintained detached family home boasting: 4 bedrooms with en-suite shower room to the main bedroom, 3
receptions rooms, conservatory, large gardens | Leasehold**

SOON AS POSSIBLE.

Council Tax Band: F (Swindon
Borough Council)
Tenure: Leasehold (952 years)
Ground Rent: £0 per year
Service Charge: £300 per year
Parking options: Driveway, Garage, Off
Street
Garden details: Enclosed Garden,
Front Garden, Private 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/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.

