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Fairlawn, Swindon SN3 6ET

Offers over £510,000

A spacious, well presented, four bedroom detached home, tucked away in a Cul De Sac within this popular Location. Sat on a generous plot, offering a good deal of privacy, with driveway parking and a double garage.

The Property

Accommodation based on: Entrance porch, spacious inner hallway with wardrobe/cupboard and access to downstairs Cloakroom.

Double doors open into a large living room, which leads to a dining room and fitted kitchen. The kitchen itself is of a good size, opening into a useful utility room, which has a door to rear garden.

The first floor offers four bedrooms, with an en-suite bathroom to the master. A shower room completes the first floor.

The Outside

Driveway parking to the front, with double garage. There is a large rear garden laid mainly to lawn, fully enclosed, with a substantial patio area. There are patio style doors to the garage.

The Location

Fairlawn is a much sought after Cul De Sac within Liden, which is situated on the south-eastern outskirts of Swindon. Coate Water Country Park is approximately 0.5 mile away and Broome Manor

Golf Course 2 miles. Swindon's popular Old Town is 2.5 miles with its wide variety of facilities including banks, building societies, shops and restaurants. Swindon Town centre is approximately 3 miles with mainline station to Paddington. Liden Junior School is just a short walk away and Dorcan Secondary School is around 1.5 miles. Liden provides easy access to the M4 J15, the A419, A & The Great Western Hospital.

Agents Note

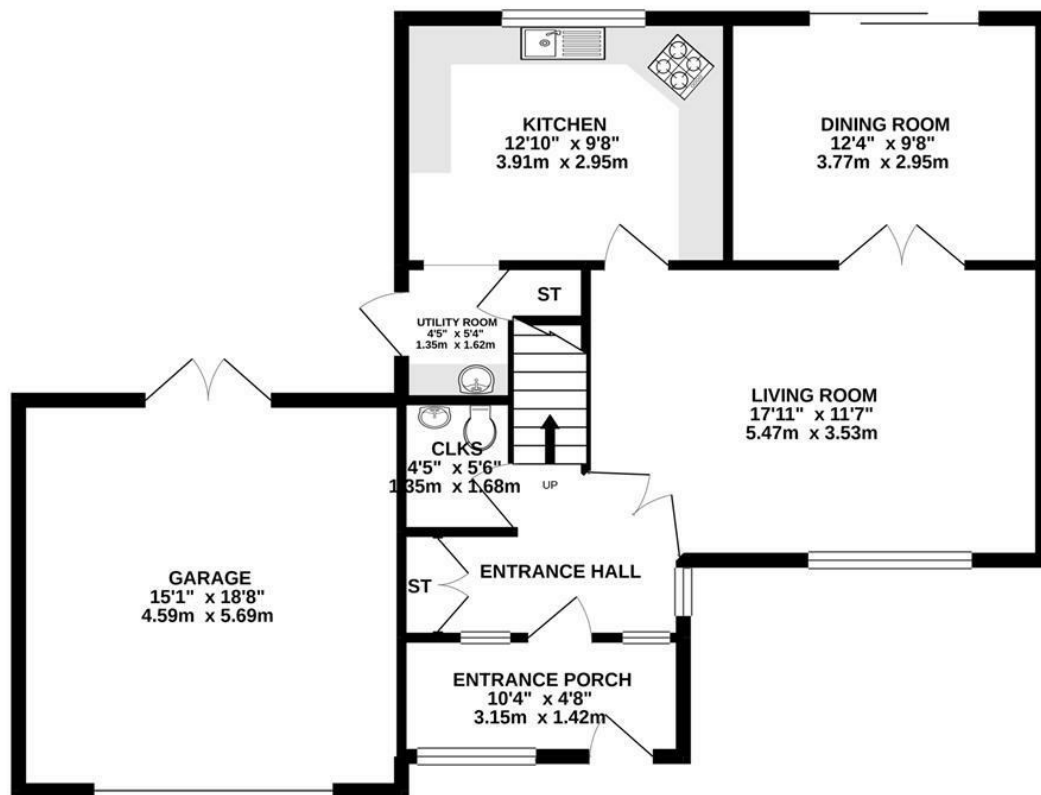
We believe there to be excellent potential to extend the property to the rear, and over the garage, subject to obtaining planning permission. The garage benefits from power and water connection.



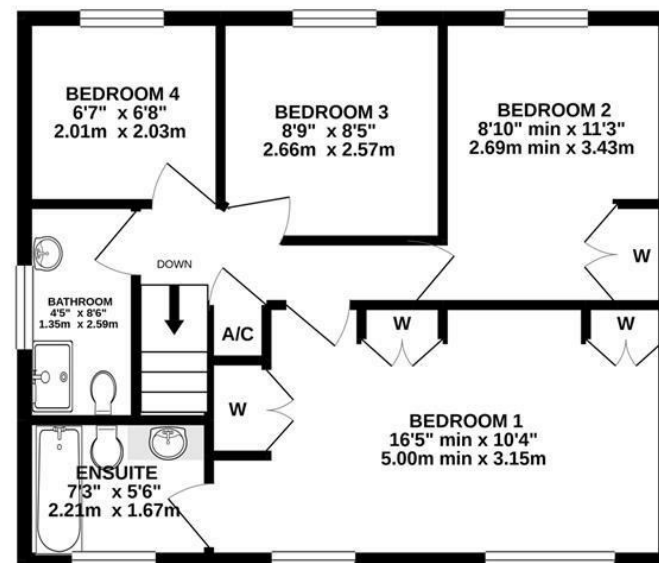


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future		Current	Future	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A		69	A		69
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

Floorplan for identification purposes only
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.