



Fairlawn, SWINDON SN3 6EU

welcome to

Fairlawn, SWINDON

Allen & Harris are delighted to offer this beautiful five bedroom, detached family home.

This property is situated in a sought-after location in Liden, close to local amenities, heavily extended, and much loved by its current owners for





Ground Floor



First Floor

**Ground Floor
Accommodation**

Entrance Hall

Cloakroom

Living Room
21' 11" x 13' 2" (6.68m x 4.01m)

Kitchen/Dining Room
27' 2" x 12' 11" (8.28m x 3.94m)

Pantry/Utility Room
5' 3" x 6' 10" (1.60m x 2.08m)

Study/studio
12' 5" x 9' 9" (3.78m x 2.97m)

First Floor Accommodation

Landing

Bedroom One
11' 11" x 10' 5" (3.63m x 3.17m)

Walk In Wardrobe

En-Suite

Bedroom Two
8' 10" x 11' 3" (2.69m x 3.43m)

Bedroom Three
8' 11" x 8' 4" (2.72m x 2.54m)

Bedroom Four
13' 7" x 13' 4" (4.14m x 4.06m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Fairlawn, SWINDON

- Executive Five Bedroom Detached Family Home
- Double Garage and Driveway Parking
- Master En-suite and Walk-in Wardrobe
- Situated in a Stunning location in Liden
- Private and Enclosed Well Proportioned Garden

Tenure: Freehold EPC Rating: C

offers over

£675,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/SWE107258



Property Ref:
SWE107258 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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