



65 Fairlawn, Swindon, SN3 6EU

Guide price £375,000

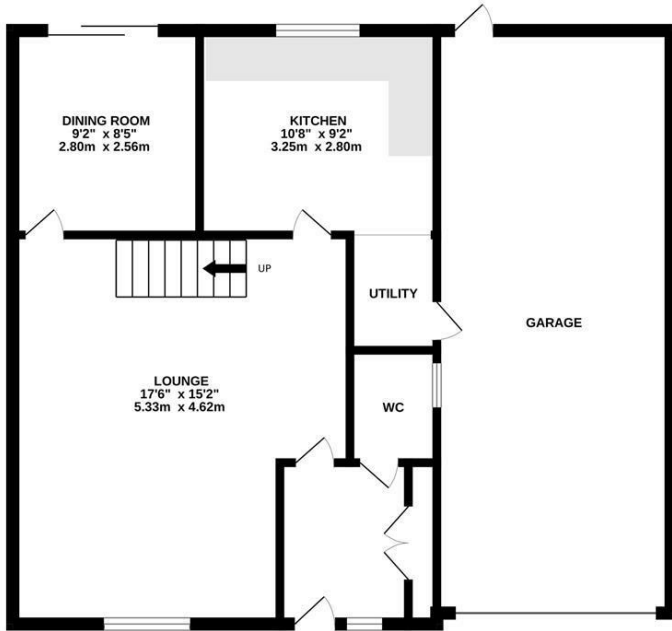
NO ONWARD CHAIN! Resides Swindon are delighted to be marketing this executive, sizable three bedroom detached property situated in the desired location of 'Fairlawn'. The property has a luxurious 'Neville Johnson' staircase which is solid oak handrails costing approximately £10,000. The accommodation comprises, entrance hall, downstairs WC, light and airy large lounge, separate dining room, kitchen with a utility section and access to a tanum garage. To the first floor is three bedrooms and the family shower room. To the rear is a stunning/good size well maintained garden with a a patio area and mature shrubbery borders. To the front is laid to lawn with driveway parking. EARLY VIEWINGS RECOMMENED TO AVOID DISAPPOINTMENT.

DISCALIMER

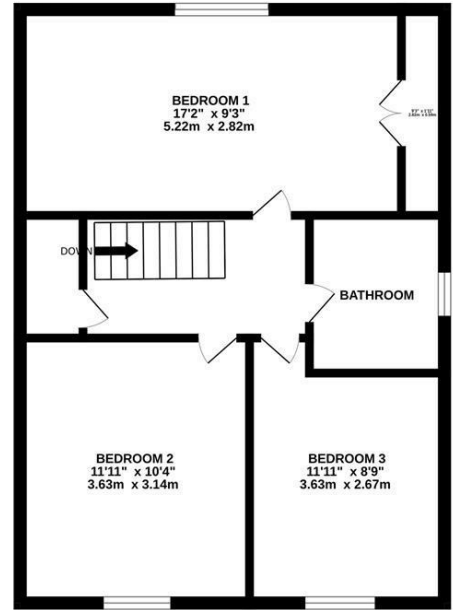
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.