



 **2**
Bedrooms

 **1**
Bathroom



We are delighted to offer for sale this rarely available double fronted cottage in Roe Lane, part of the picturesque conversation area known as the Roe Green Village. On the ground floor the property benefits from a large reception room, a dining room and modern kitchen. The first floor offers two large bedrooms and a fully tiled bathroom.

Externally there is a rear paved garden and side garden which together totals close to 250 Square Metres (2657.5 Square Feet) off external land which offers potential for extension and redevelopment, subject to planning permission.

Offered in good condition throughout and benefitting from some period features as well as modern additions such as gas central heating and double glazing the property is offered chain free and an internal inspection is highly recommended.

Reception 5.60m x 2.80m (18' 4" x 9' 2")

Kitchen 4.00m x 1.62m (13' 1" x 5' 4")

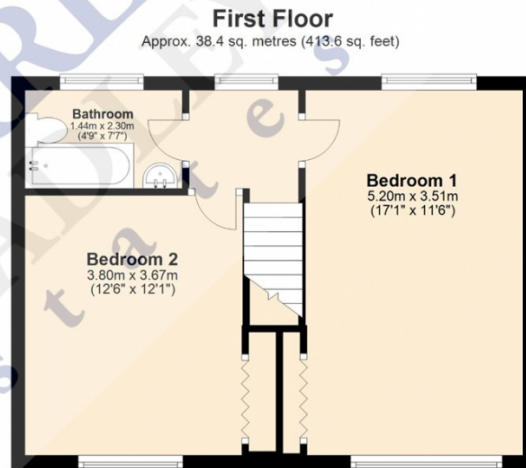
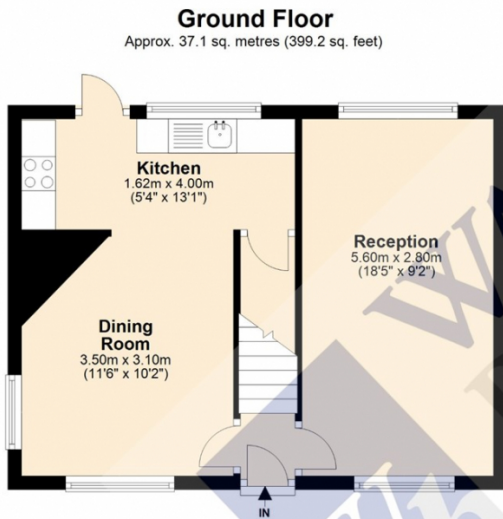
Dining Room 3.50m x 3.10m (11' 6" x 10' 2")

Bedroom 1 5.20m x 3.51m (17' 1" x 11' 6")

Bedroom 2 3.80m x 3.67m (12' 6" x 12')

Bathroom 2.30m x 1.45m (7' 7" x 4' 9")

Freehold



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

