



High Street, Roxton, MK44 3ED  
£475,000



LATCHAM  
DOWLING

ESTATE AGENTS

\*\*\*VASTLY EXTENDED FOUR DOUBLE  
BEDROOM SEMI DETACHED FAMILY HOME  
IN LOVELY NON ESTATE VILLAGE  
LOCATION\*\*\*

Latcham Dowling Estate Agents are delighted to offer for sale this extremely well presented and spacious family home, occupying a delightful non estate position within this ever popular village location. Having been greatly improved and extended by the current owners and now offering two large principle reception rooms (with a wood burning stove in the living room) and a open plan kitchen/ snug/ breakfast room extending across the full width of the house to the rear and with bi-folding doors opening out to the West facing rear garden, a separate utility room and a ground floor cloakroom. On the first floor, there are four double bedrooms, with a spacious principle bedroom offering an en suite shower room as well as a walk in wardrobe, a spacious family bathroom (with separate shower and freestanding roll top bath). In addition, there is also a separate stairwell with stairs rising up to the extremely useful and practical attic (which the current owners have used as a 5th bedroom previously).

Outside, as well as the West facing enclosed rear garden, there is a large detached timber garden room/ summer house which could be an ideal office for anyone looking to work from home, a 'lean to' style storage shed/ workshop extending to the side of the property and a five bar gated cobble paved driveway providing off road parking for up to 4-5 cars. Viewing is essential to fully appreciate everything this gorgeous family home has to offer!!

#### Entrance Via

#### Entrance Hall

17'0 x 6'2 (5.18m x 1.88m)

#### Cloakroom

5'5 x 2'4 (1.65m x 0.71m)

#### Dining/ Family Room

17'4 x 11'1 (5.28m x 3.38m)





**Living Room**  
16'0 x 11'11 max (4.88m x 3.63m max)

**Kitchen/ Breakfast Room/ Snug**  
30'8 x 10'6 max (9.35m x 3.20m max)

**Utility Room**  
11'6 x 6'2 (3.51m x 1.88m)

**First Floor Landing**

**Bedroom One**  
21'5 max 16'0 min x 11'1 (6.53m max 4.88m min x 3.38m)

**En Suite Shower Room**  
6'6 x 6'2 (1.98m x 1.88m)

**Walk In Wardrobe**  
7'6 x 7'0 (2.29m x 2.13m)

**Bedroom Two**  
12'3 x 12'0 into wardrobes (3.73m x 3.66m into wardrobes)

**Bedroom Three**  
12'0 x 8'11 (3.66m x 2.72m)

**Bedroom Four**  
11'1 x 9'9 (3.38m x 2.97m)

**Family Bathroom**  
9'3 x 8'7 (2.82m x 2.62m)

**Attic**  
15'4 x 12'4 max floor area (4.67m x 3.76m max floor area)

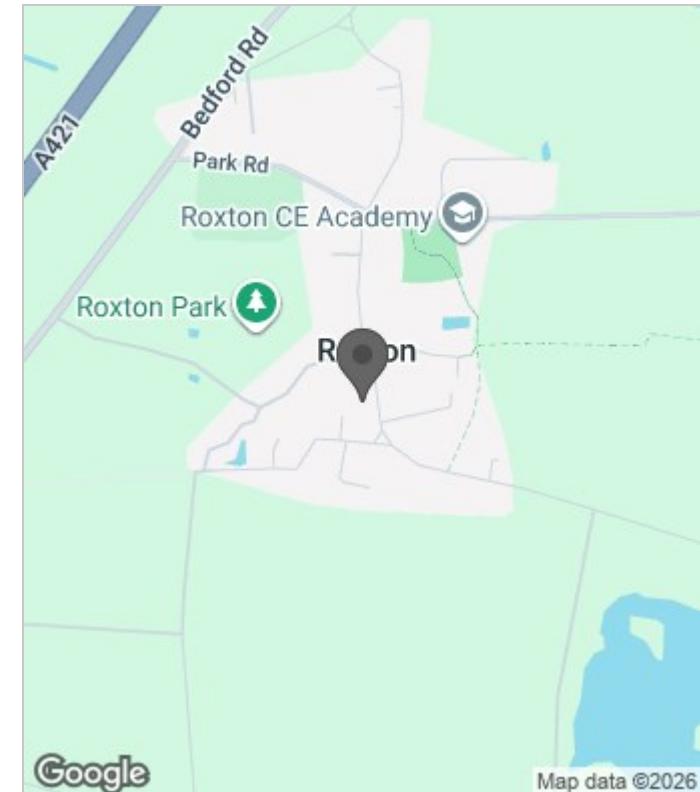
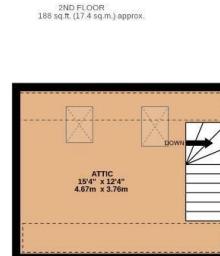
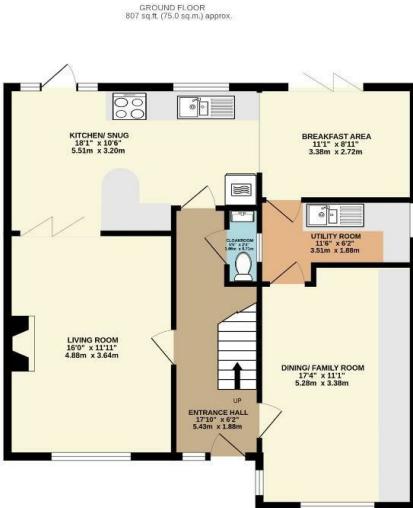
**Rear Garden**

**Garden Room/ Summer House**  
14'11 x 11'0 (4.55m x 3.35m)

**Storage Shed/ Workshop**  
27'10" x 9'1" max 6'5" min (8.5m x 2.79m max 1.98m min)

**Front Of Property**





TOTAL FLOOR AREA: 1872 sq.ft. (174.0 sq.m.) approx.  
 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 guidance 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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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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