



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

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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)

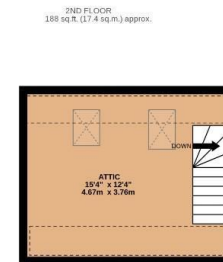
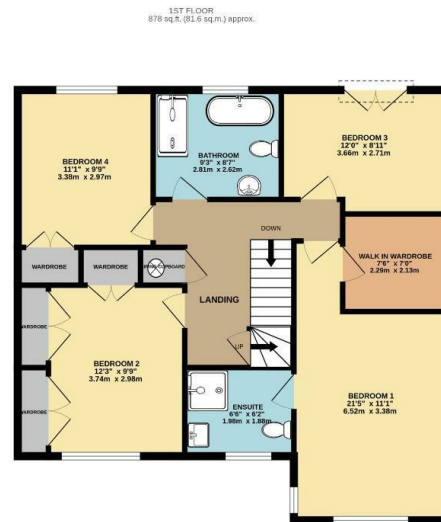
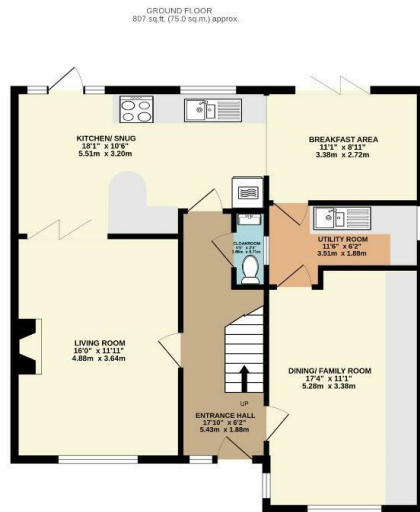
Rear Garden

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)

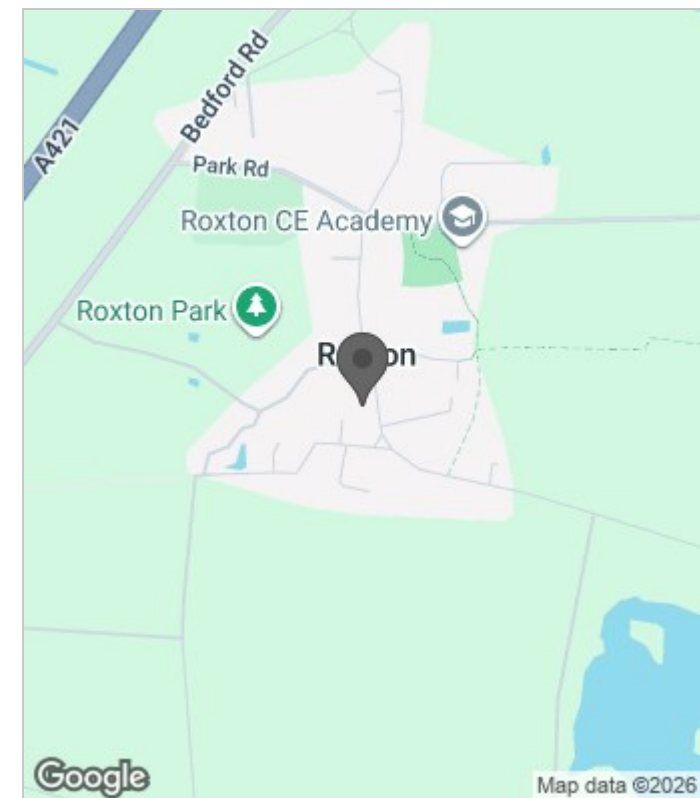
Front Of Property





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

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