

High Street, Roxton, MK44 3EA

£265,000

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LATCHAM DOWLING

ESTATE AGENTS

GORGEOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW IN THE HEART OF THIS EVER POPULAR VILLAGE LOCATION

'The Old Reading Room' is an absolutely charming and unique single storey residence, located in the very heart of this fabulous village location and within a minute or two' walk of the village amenities including the Post Office, cafe, village hall and Roxton CE Academy.

Having been lovingly modernised and updated by the current owner, this stunning home now offers a superb open plan living room and kitchen with an impressive exposed fireplace, just perfect for a wood burner or open fire!! In addition, there is a modern shower room and two double bedrooms. The bungalow is double glazed throughout, has modern wall mounted electric convector heaters (which can be operated remotely via an app), offers some lovely character features such as higher ceilings and vaulted ceilings in some rooms and enjoys the benefit of a private courtyard garden with a pergola and exterior lighting, perfect for those warm evenings.

Viewing is essential to fully appreciate, the charm and feel of this fabulous property.

Entrance Via

Entrance Porch
4'5 x 3'6 (1.35m x 1.07m)

Living Room
17'5 x 12'1 (5.31m x 3.68m)

Kitchen
13'11 x 5'8 (4.24m x 1.73m)

Inner Lobby

























Bedroom One
11'10 x 9'10 (3.61m x 3.00m)

Bedroom Two
11'10 x 7'6 (3.61m x 2.29m)

Shower Room
6'7 x 5'7 max (2.01m x 1.70m max)

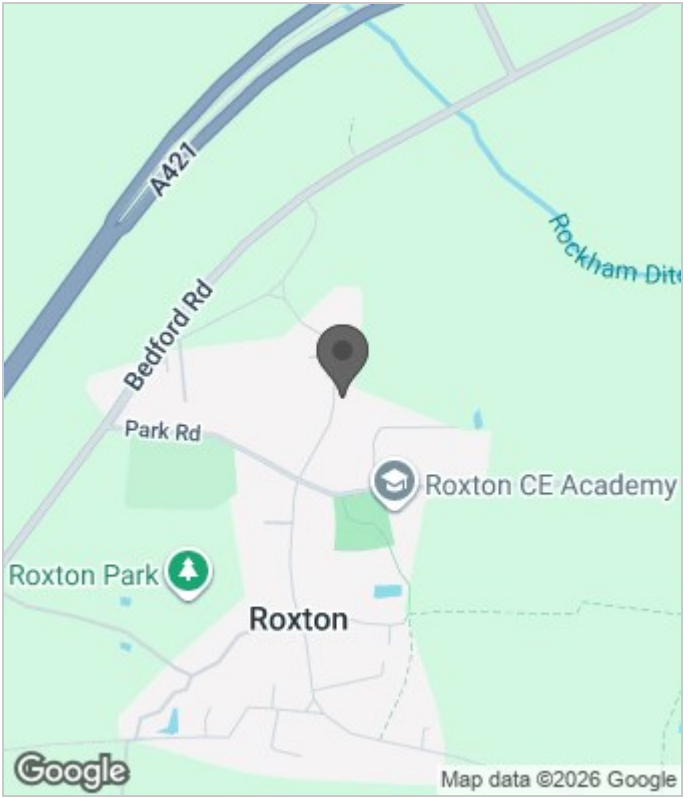
Courtyard Garden

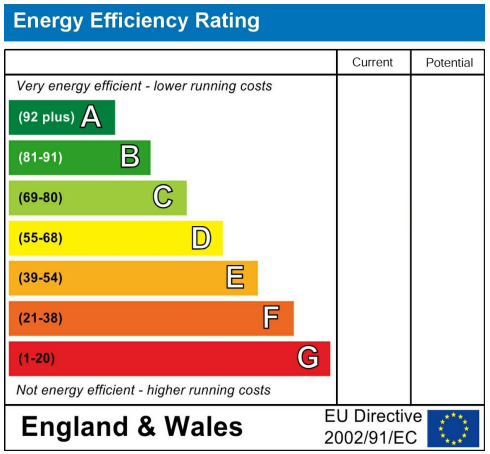
GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 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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