



21, School Lane,
Roxton, Bedfordshire MK44 3DR

Taylor
Brightwell



A well presented, two double bedroom, terraced house providing spacious and nicely proportioned living accommodation, situated in this pleasant north Bedfordshire village with countryside views and ideally located for access to the A1 and the A421 (M1, A1 link road).

On the ground floor there is a reception hall with cloakroom leading to the kitchen/breakfast room with integrated oven and hob and the 'L' shaped lounge/dining room with double doors to the rear garden.

The first floor comprises: two double bedrooms, both with built-in wardrobes, an en suite to bedroom one and the family bathroom.

Externally, there is a 43' long enclosed rear garden with pedestrian access to the allocated parking and single garage.

Bedford town centre and railway station approx. 10 miles, Sandy railway station approx. 6 miles and St. Neots railway station approx. 7 miles.

- * **Two double Bedrooms**
- * **En Suite**
- * **Built-in wardrobes**
- * **Double glazing**
- * **Oil fired heating**
- * **43' rear garden**
- * **Garage & parking**
- * **Countryside views**

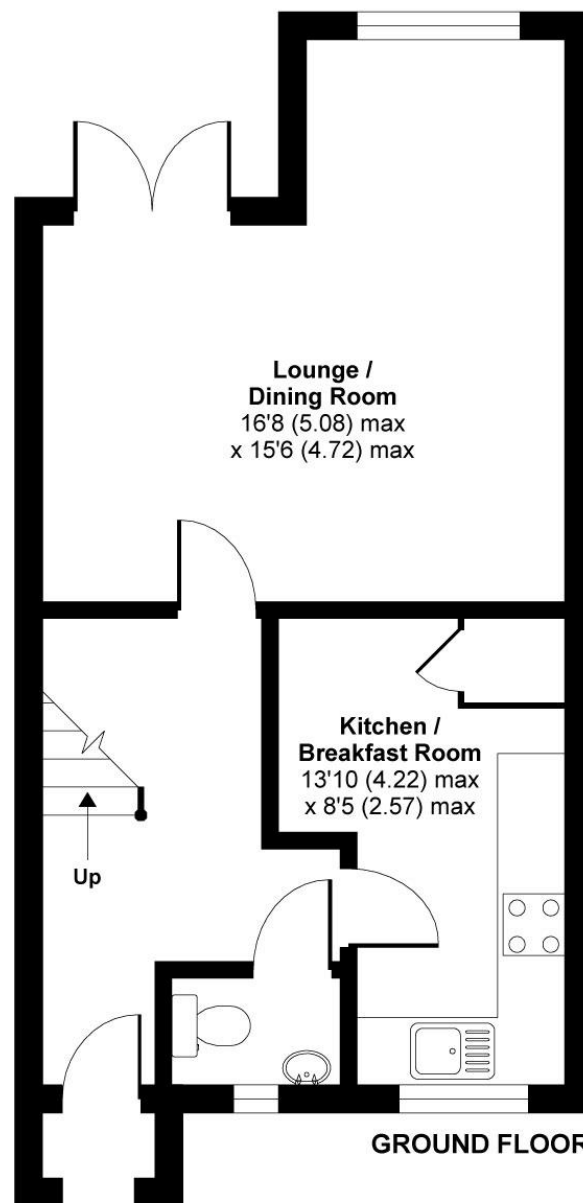
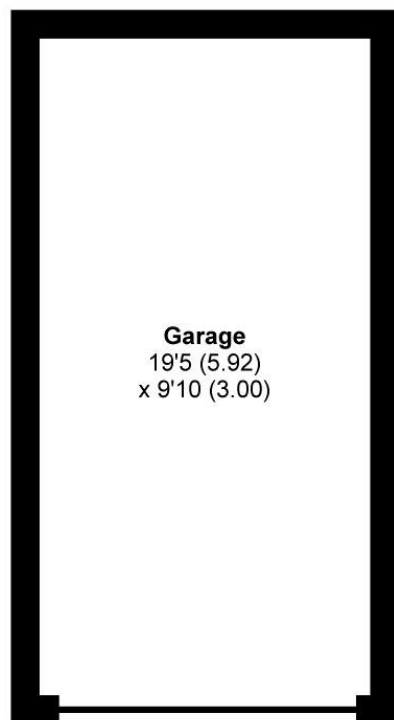
£264,950 freehold



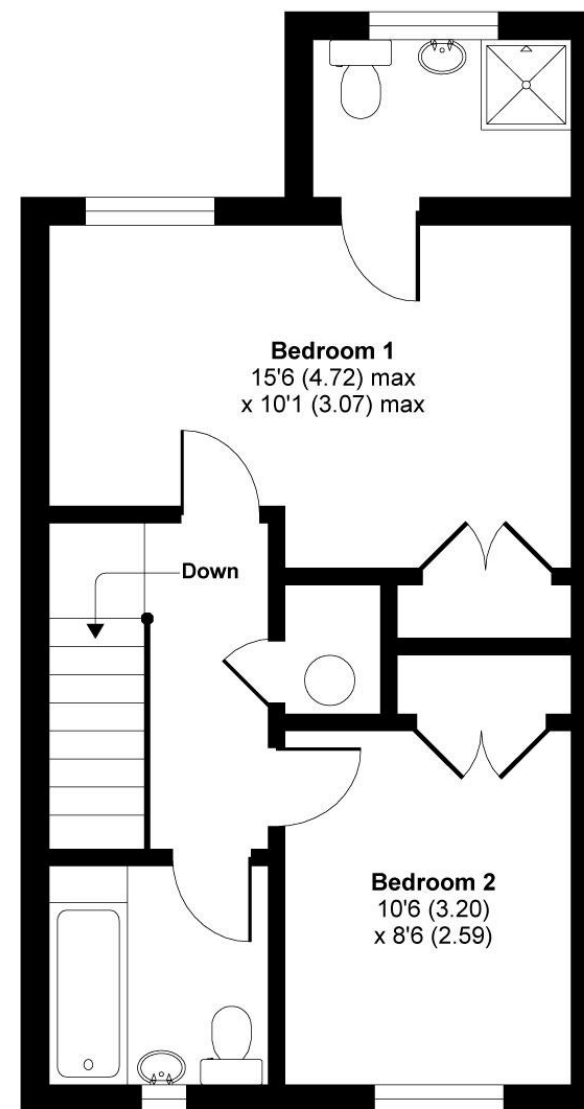
"Hassett House", Hassett Street, Bedford MK40 1HA

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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT 81.2 SQ METRES (EXCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.