



Rookery Road, Wyboston, MK44 3AF

Offers over £350,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****EXTENDED THREE BEDROOM LINK
DETACHED FAMILY HOME OCCUPYING
A GENEROUS CORNER PLOT POSITION
WITHIN THIS NON ESTATE VILLAGE
LOCATION*****

This lovely home has been completely refurbished and modernised by the current owners and now offers a **STUNNING** open plan kitchen/ dining room with French doors opening directly out to the large rear garden, a separate living room, an extremely versatile office/ study and a ground floor cloakroom. On the first floor, there are three well proportioned bedrooms and a gorgeous re-fitted bathroom.

Additional improvements made recently are an oil fired central heating system, replacement double glazed windows and doors, a separate utility/ store room (accessed from the rear garden) and landscaping of the generous rear garden to provide ample entertaining areas and lawns.

The front of the property offers a driveway and shingle parking for two cars.

Viewing is essential to appreciate this wonderful family home!!

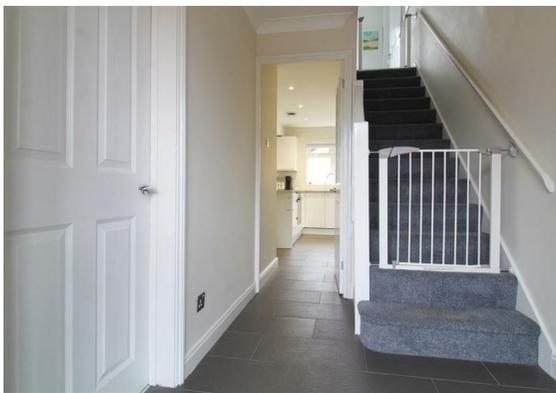
Entrance Via

Entrance Hall
9'6 x 5'10 (2.90m x 1.78m)

Study/ Office
8'7 x 8'7 (2.62m x 2.62m)

Cloakroom
5'4 x 2'7 (1.63m x 0.79m)

Living Room
12'0 x 10'6 (3.66m x 3.20m)





Kitchen/ Dining Room
16'10 x 11'5 (5.13m x 3.48m)

First Floor Landing
9'3 x 6'9 (2.82m x 2.06m)

Bedroom One
13'3 x 9'10 (4.04m x 3.00m)

Bedroom Two
10'6 x 9'9 (3.20m x 2.97m)

Bedroom Three
8'10 max x 6'9 (2.69m max x 2.06m)

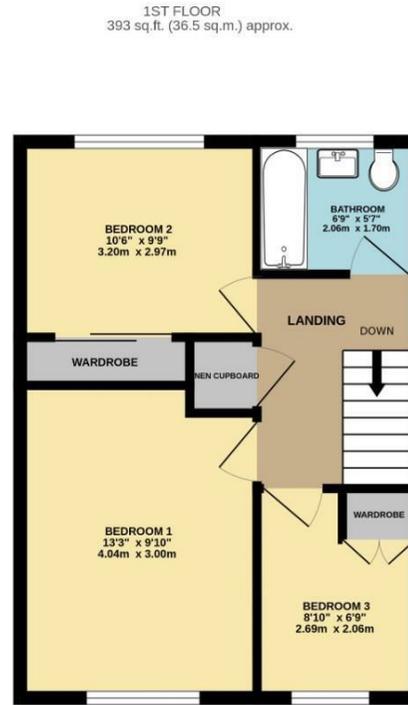
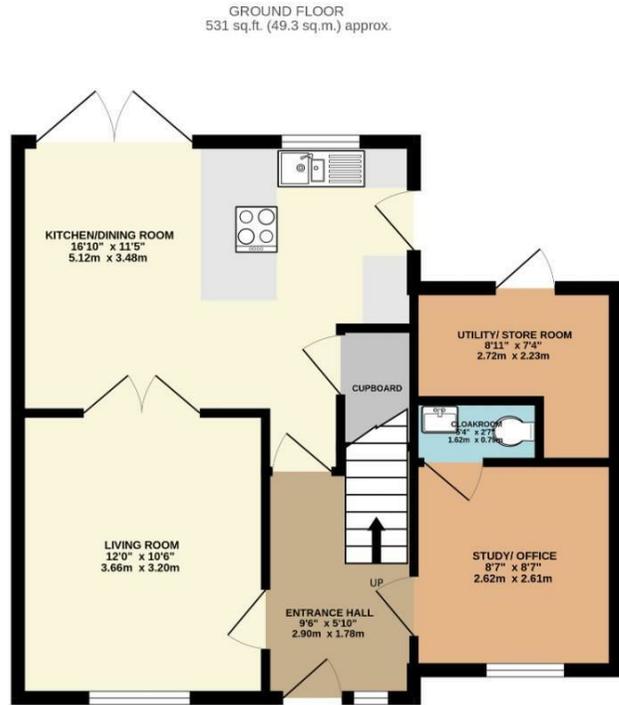
Bathroom
6'9 x 5'7 (2.06m x 1.70m)

Utility/ Store
8'11 max x 7'4 max (2.72m max x 2.24m max)

Rear Garden

Front Of Property





TOTAL FLOOR AREA : 924 sq.ft. (85.8 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		84
(69-80) C		
(55-68) D	64	
(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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