



Byards Green, Potton, SG19 2SB
£499,950

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this Five bedroom detached property with over 1600 ft of living accommodation plus the 23' ft outside Office/Summerhouse/ Workshop. The property has been improved and extended by the current owners and now offers great family accommodation with a fitted 23' kitchen/Breakfast room, Snug, Lounge and a playroom so no shortage of space to escape to. There is also a beautifully refitted shower room. Upstairs is as equally impressive. Five double bedrooms two of which have En Suites as well as a large fully refitted "Victorian" style family bathroom. A utility room completes the upstairs. This is a large family home and one you could spend many a happy year in. As well as the great level of accommodation provided, the office/workshop/summerhouse is great for anyone working from home or potentially running a business.



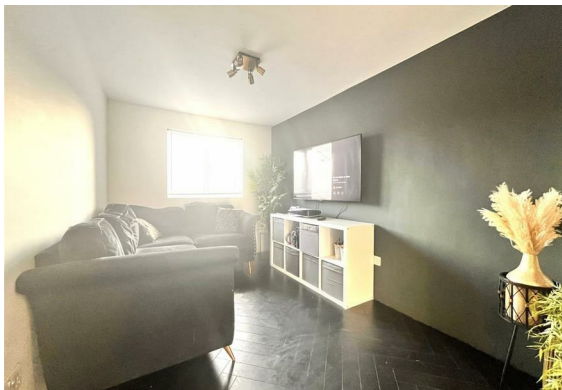
Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively both offer mainline train stations to London St Pancras.



This property is within a very short walk of Potton schools and really needs to be viewed internally to appreciate the true size.



Entrance



Entrance Hall

Kitchen/Breakfast Room
23'9 x 23'1 (7.24m x 7.04m)

Lounge
14'4 x 11'6 (4.37m x 3.51m)



Snug
11'5 x 7'9 (3.48m x 2.36m)

Playroom
11'2 x 8' max (3.40m x 2.44m max)

Shower Room
8'1 x 7'6 (2.46m x 2.29m)

First Floor

Landing

Bedroom One
12'8 x 11'6 (3.86m x 3.51m)

Bedroom Two
12'8 x 8'5 (3.86m x 2.57m)

En Suite

Bedroom Three
10'9 x 8'4 (3.28m x 2.54m)

En Suite

Bedroom Four
12 x 9'1 (3.66m x 2.77m)

Bedroom Five
11'6 x 7'9 (3.51m x 2.36m)

Airing Cupboard/Utility Room

Family Bathroom
8'5 x 7'9 (2.57m x 2.36m)

Outside

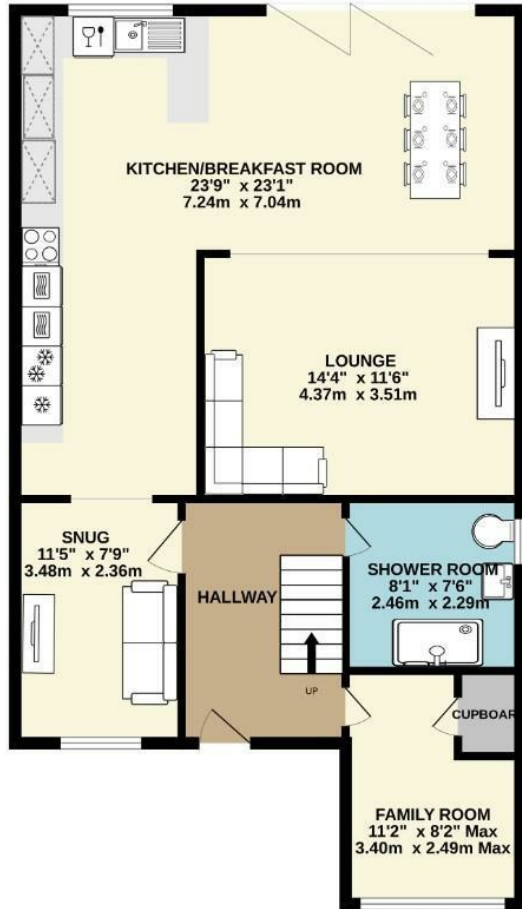
Rear Garden

Summerhouse/Workshop
23'6 x 12'8 (7.16m x 3.86m)

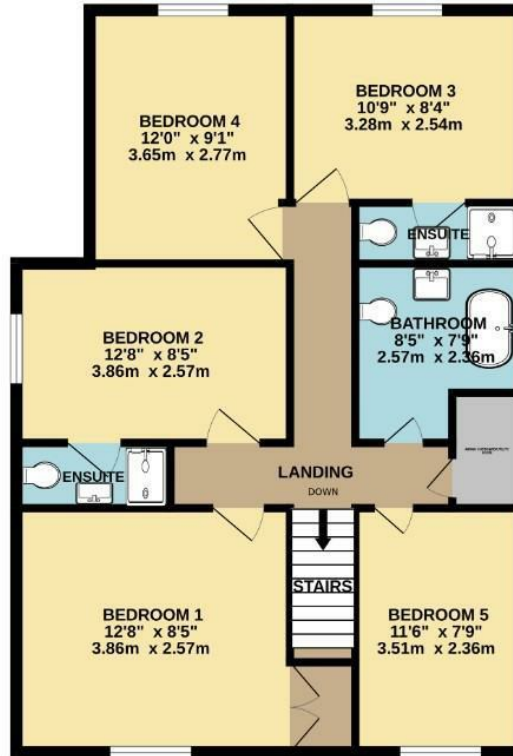
Front



GROUND FLOOR
891 sq.ft. (82.7 sq.m.) approx.

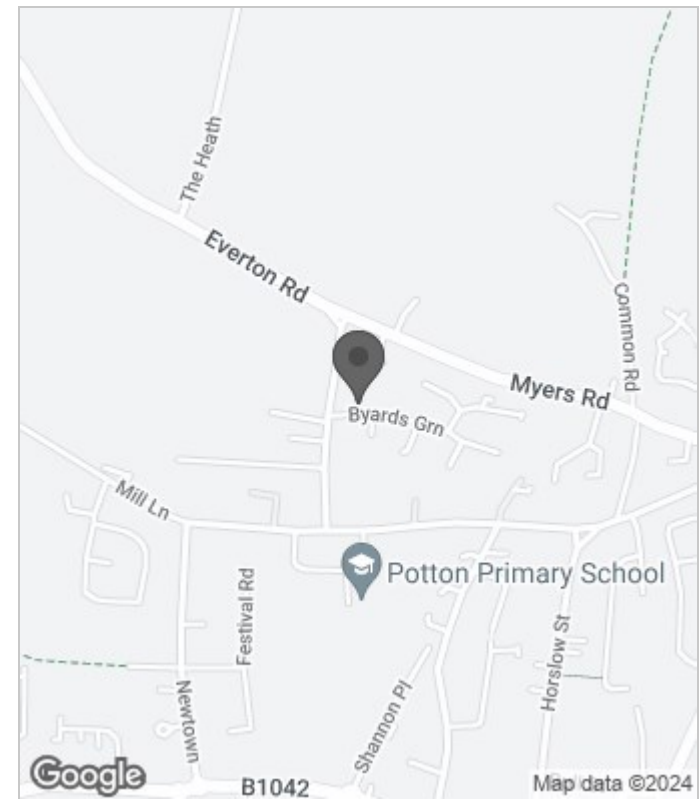


1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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		83
(69-80) C	72	
(55-68) D		
(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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