



Judith Gardens, Potton, SG19 2RJ
£550,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this four bedroom detached chalet style property situated in this wonderful quiet cul-de-sac. The property has been fully refurbished which includes a partial rewire, new heating system, hive heating, new kitchen and bathrooms, new windows to name just a few. The property has been redecorated throughout the entire house and really is in "exceptional" condition. In addition to the previous improvements, in the last few months the owners have also added an extension in the form of a utility room. All the flooring has also been replaced as well as new "oak" doors throughout.

The accommodation comprises of a 20' fully refitted kitchen including an array of integrated appliances, separate utility room, 21' Dual aspect Lounge/diner with Bi-fold doors to the rear garden, large entrance hall, bedroom 4/study and a WC completes the ground floor. Upstairs there is a master bedroom with a wonderful "walk in" dressing room/wardrobe complete with shoe storage and hanging space. Bedroom two is 15' with two double wardrobes and there is a further bedroom. The bathroom has been fully replaced and there is a four piece suite with a walk-in shower, bath, washbasin and WC.

The garden is a private West facing garden that has a very peaceful feel and backs onto the Potton Brook. There is a wonderful decking area that is fenced off and is on the bank of the stream which would make for a perfect spot for that early morning cup of tea or an evening glass of wine.

Potton is a thriving market town with many amenities, two schools, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras and Kings Cross.

The property really has a "Show home" feel and should be viewed.

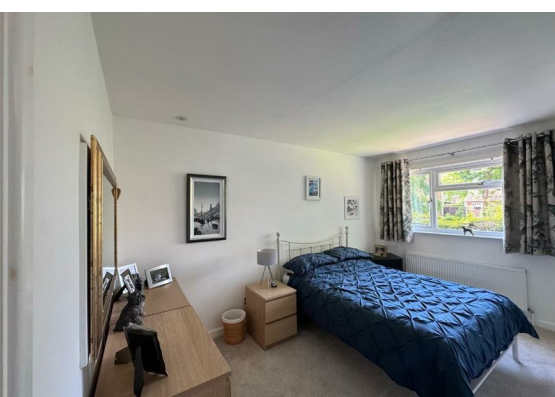
Entrance

Entrance hall

Bedroom four/study

11'3 x 10'5 (3.43m x 3.18m)





WC

Kitchen

20'1 x 8'6 (6.12m x 2.59m)

Utility Room

11'8 x 8'4 (3.56m x 2.54m)

Lounge /diner

21 x 12'2 (6.40m x 3.71m)

First floor

Landing

Bedroom one

13'5 x 8'3 (4.09m x 2.51m)

Walk in Wardrobe/Dressing room

10'5 x 4'5 (3.18m x 1.35m)

Bedroom two

15'8 x 8'3 (4.78m x 2.51m)

Bedroom three

9'4 x 7'5 (2.84m x 2.26m)

Family bathroom

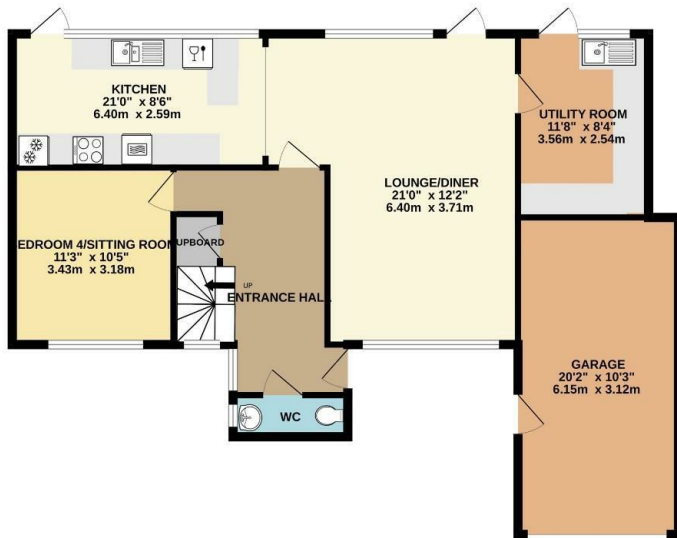
9'3 x 6'8 (2.82m x 2.03m)

Outside

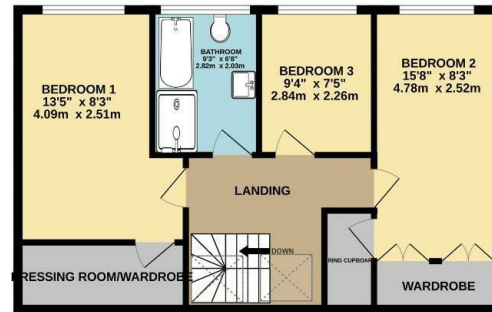
Rear garden

Front garden

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.

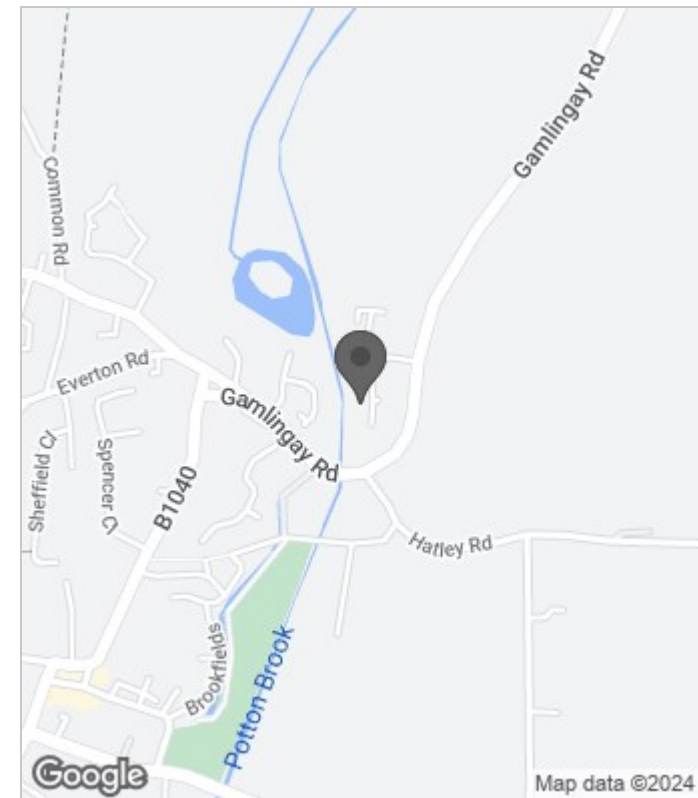


1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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		81
(69-80) C	69	
(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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