



Potton Road, Biggleswade, SG18 0EJ

Offers in excess of £750,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this "Stunning" four bedroomed detached home. Now the property was built as one of a handful by a local reputable builder and to a very high standard. Formally designed as a Five bedroomed home it has been changed by the present owners to offer four large double bedrooms.

You enter the property and are greeted with a large hallway. Off the hallway you have the two reception rooms, a sitting room and Family room both measuring 21'. There is a cloakroom and a study to the rear of the hallway. To the far left is the superb fitted kitchen full of fitted "Neff" appliances including double oven and integrated hob that is set into the Quartz worktop located in the Island unit and also with a retracting extractor fan that sits flush in the worktop. "Bosch" dishwasher. There is an "Insinkerator" tap offering instant boiling and filtered water. Bi-fold doors. Off of the kitchen is a useful boot room, ideal for coats and boots after a stroll on the nearby Biggleswade common. A useful utility room completes the downstairs accommodation.

Upstairs there is a large galleried landing with "Oak" panelled doors to all bedrooms. Bedroom one is 18' x 15' and as well as having a beautifully fitted En Suite has a walk-in dressing room. Bedroom two 15'10 x 13'8 and again has an En Suite. There are two further bedrooms that are both great sized doubles. The family bathroom has an Auto function "Aqualisa" bath.

Outside you have a gorgeous and landscaped West facing garden with a covered BBQ area that is great for entertaining. There is a personal door to the Double garage with electric doors which affords parking in front of and EV charger.

The property is located on a private lane just off of Pottton Road and in turn leads to Biggleswade common with its's beautiful walks up to the RSPB. Biggleswade is a lively town with a host of supermarkets, GP surgeries, restaurants and retail park. It also has the benefit of a mainline station.

## Entrance

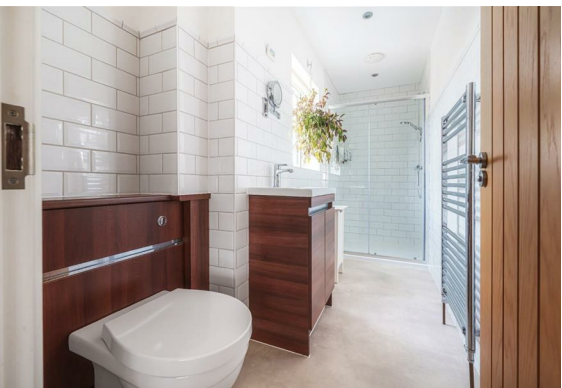
## Entrance Hall

## W.c

## Study

8'8 x 7'5 (2.64m x 2.26m)





**Family Room**  
21'10 x 12'6 (6.65m x 3.81m)

**Sitting Room**  
21'10' x 16' (6.65m' x 4.88m)

**Kitchen/Breakfast Room**  
17'10 x 16'10 (5.44m x 5.13m)

**Boot Room**

**Utility Room**

**First Floor**

**Landing**

**Bedroom One**  
18'8 x 15'4 (5.69m x 4.67m)

**En Suite**

**Dressing Room**

**Bedroom Two**  
15'10 13'8 (4.83m 4.17m)

**En Suite**

**Bedroom Three**  
19'11 x 11'8 (6.07m x 3.56m)

**Bedroom Four**  
14'10 x 12'8 (4.52m x 3.86m)

**Family Bathroom**

**Outside**

**Rear Garden**

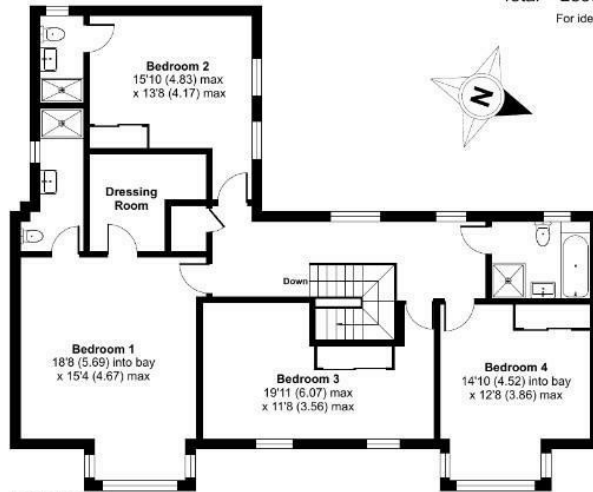
**Front Garden**

**Double Garage**  
17'6 x 17'5 (5.33m x 5.31m)

# Potton Road, Biggleswade, SG18

Approximate Area = 2560 sq ft / 237.8 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Total = 2866 sq ft / 266.2 sq m

For identification only - Not to scale

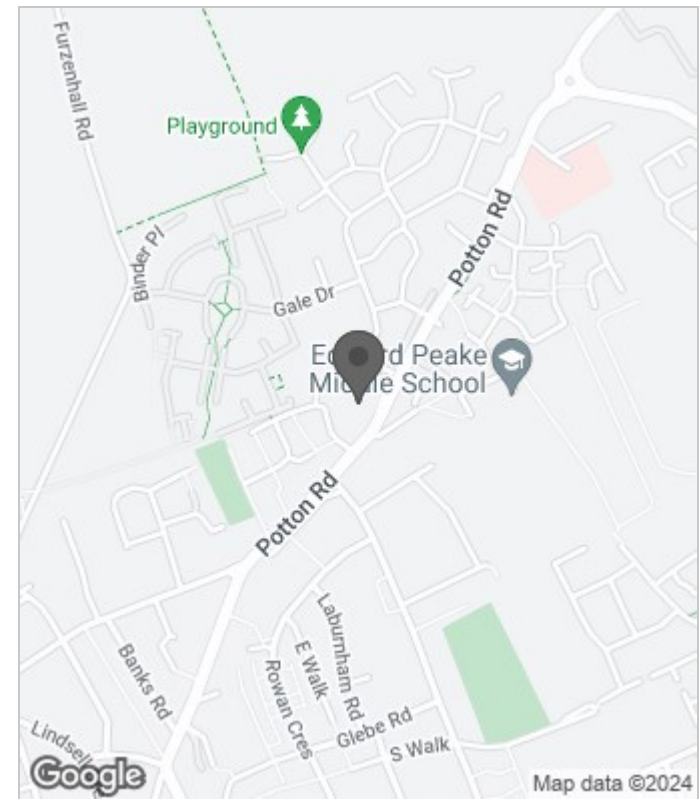


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Latcham Dowling Ltd., REF: 1124141



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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