



Garden Fields, Potton, SG19 2GH  
£500,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS

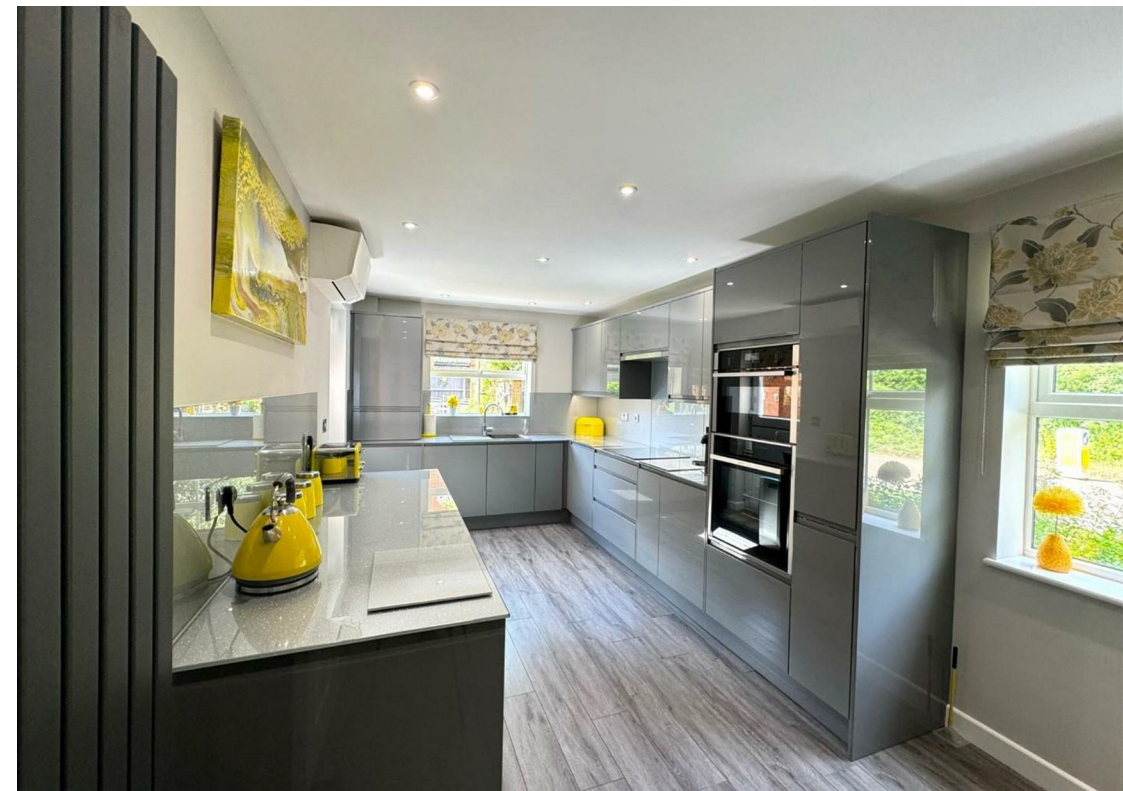
Latcham Dowling are delighted to offer for sale this beautifully presented five bedroom, three bathroom detached home on the edge of the town.

The current owners have recently refitted the kitchen to a high standard including "Neff" appliances, refitted the downstairs W.c as well as the main En Suite in recent years as well as being in great decorative order. The boiler was also replaced when the kitchen was re-fitted. It really is a case of put your belongings in and off you go. Downstairs you have an entrance hall, 18' lounge with bay window, W.c, Dining room with double doors to the garden and re-fitted 18' kitchen/Breakfast room. The first floor has three bedrooms with the master being 16' and having fitted wardrobes as well as an En Suite. The second floor has two double bedrooms with a shower room making it a great home for a growing family. A real bonus is the amount of parking. As well as having a garage there are three parking spaces, The rear garden has been beautifully maintained and being West facing is a real suntrap.

Another BIG plus point is the air-conditioning. This has been added to the lounge, kitchen/Breakfast Room and all three bedrooms on the first floor.

This home is in stunning condition and viewing is highly recommended.

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.





Entrance

Entrance Hall

W.c

Lounge

18'3 x 15'2 into bay (5.56m x 4.62m into bay)

Kitchen/Breakfast Room  
18'x 8'10 (5.49mx 2.69m)

First Floor

Landing

Bedroom One  
16'1 x 12 (4.90m x 3.66m)

En Suite

Bedroom Two  
9'9 x 8'9 (2.97m x 2.67m)

Bedroom Three  
8'6 x 8'1 (2.59m x 2.46m)

Bathroom

Second Floor

Landing

Bedroom Four  
12'7 x 9'7 (3.84m x 2.92m)

Bedroom Five  
11'4 x 9'7 (3.45m x 2.92m)

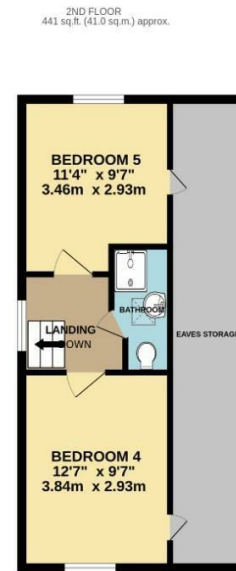
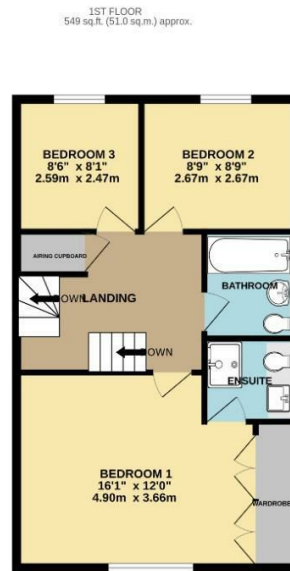
Shower Room

Outside

Front Garden

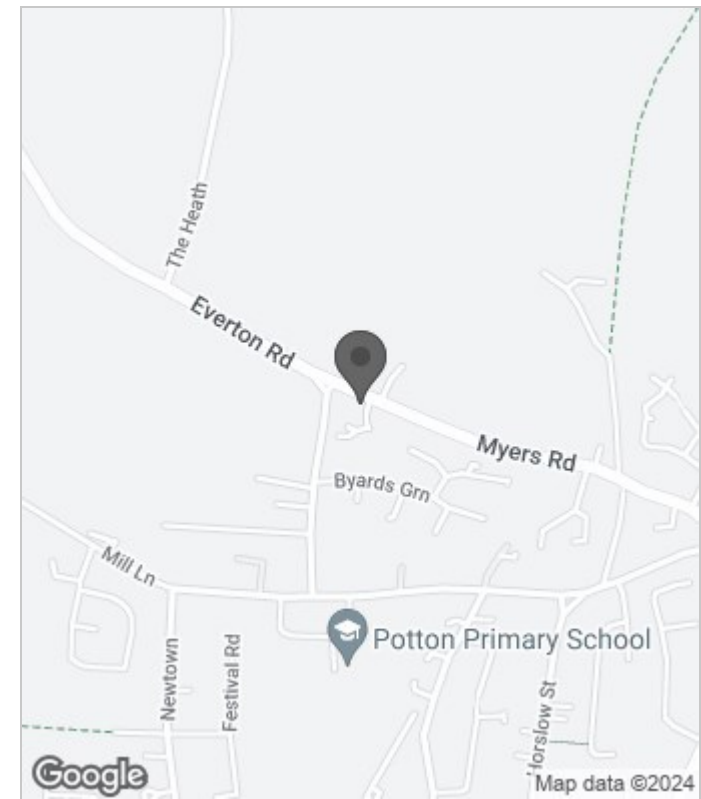
Rear Garden

Garage  
16'8 x 8'4 (5.08m x 2.54m)



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 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	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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