



Paddocks Chase, Potton, SG19 2DF  
£275,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented two bedroomed semi detached home set within a Cul-De-Sac location. The property comprises of entrance hall, fitted kitchen with integrated oven and hob. Also dishwasher. The lounge is 14'9 and the main feature being the cast iron "Log Burner" with exposed flu. In turn this leads to a conservatory which completes the ground floor.

On the first floor there are two double bedrooms both with fitted wardrobes and a bathroom.

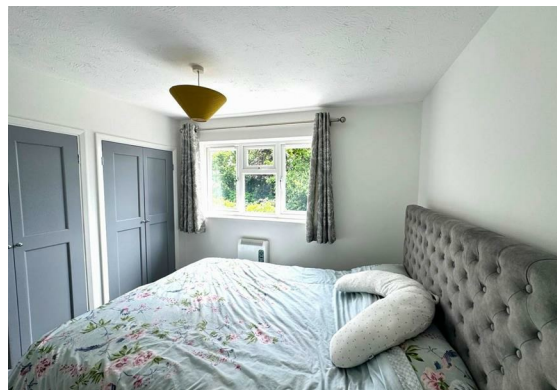
The rear garden has been re-turfed and is very private. An additional bonus is the timber constructed Sumner house with power and lighting which subject to gaining appropriate approvals could be used as a home office. A real plus is the allocated parking plus the fact there are four visitors spaces.

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

This is a great home and viewing is highly recommended.

Entrance

Entrance Hall





**Kitchen**  
9'10 x 8'4 (3.00m x 2.54m)

**Lounge**  
14'9 x 11'8 (4.50m x 3.56m)

**Conservatory**  
10'2 x 9'4 (3.10m x 2.84m)

**First Floor**

**Landing**

**Bedroom One**  
10'7 x 8'11 (3.23m x 2.72m)

**Bedroom Two**  
9'7 x 8'5 (2.92m x 2.57m)

**Bathroom**

**Outside**

**Front Garden**

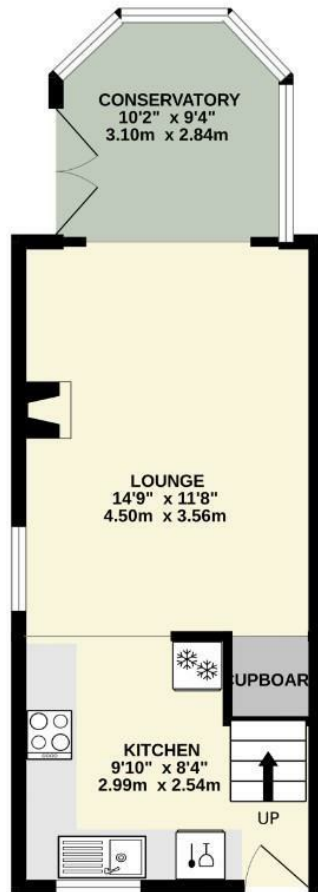
**Rear Garden**

**Summer House**  
11' x 10'10 (3.35m x 3.30m)

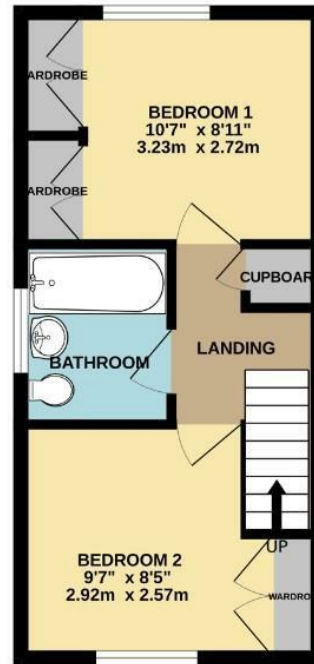
**Parking**



GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

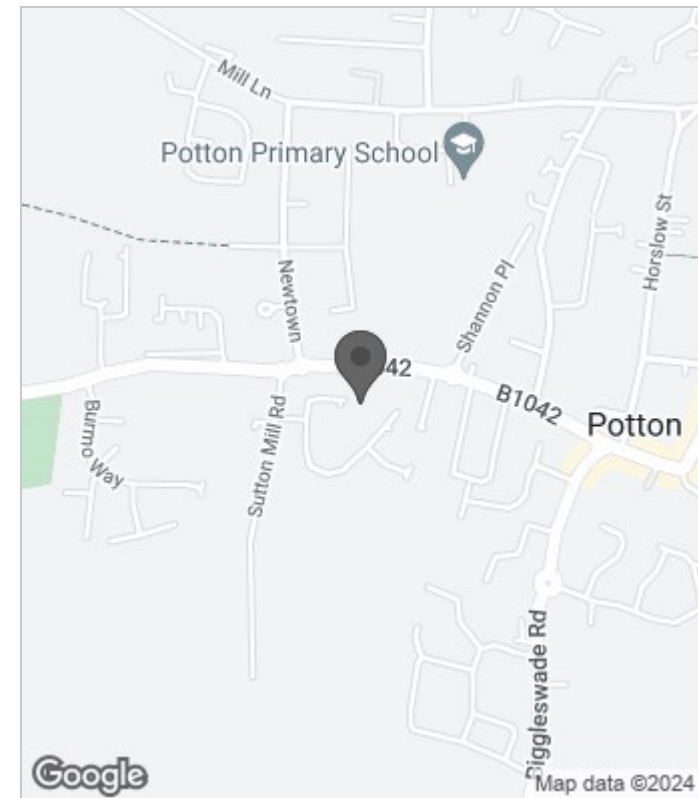


1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		49
(21-38) <b>F</b>	25	
(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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