



Garden Fields, Potton, SG19 2GH
Guide Price £475000 to £500000

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LATCHAM
DOWLING

ESTATE AGENTS

GUIDE PRICE £475,000 TO £500,000

Latcham Dowling Estate Agents are delighted to bring to the market this extremely well presented four bedroomed detached family home, situated within this ever popular cul-de-sac location, on the outskirts of the town. There is a gorgeous re-fitted kitchen complete with "High gloss" soft close base and eye level units with breakfast bar. There is bay fronted 23'9 lounge and a Kitchen/Breakfast room that at 23'9 is the real hub of the home and is a great entertaining space. A W.c finishes off the downstairs. Upstairs the master bedroom has a fully refitted En suite. There are three further double bedrooms, two of which have fitted wardrobes and a fully refitted family bathroom. Outside there is a private West facing rear garden as well as a single garage with power and lighting and parking in front of.

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 home is presented in great condition and has had all the bathrooms and kitchen refitted and really should be viewed.

Entrance

Entrance Hall

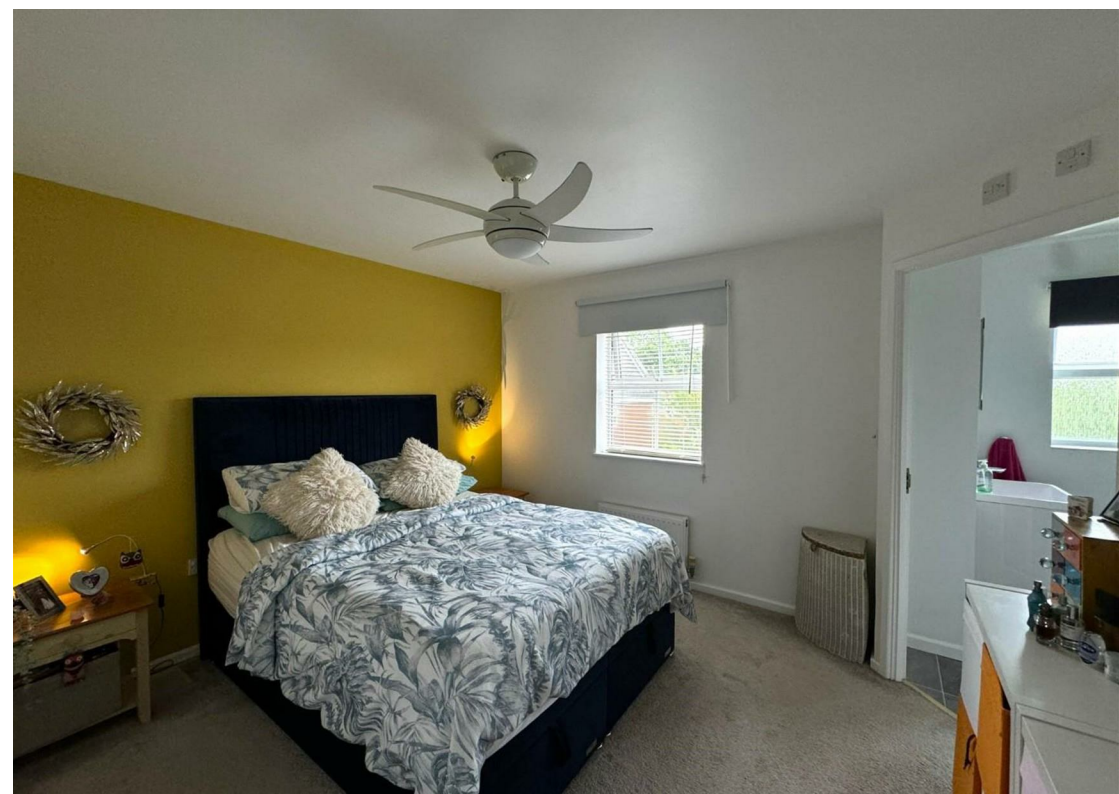
W.c

Lounge

23'9 x 11'7 (7.24m x 3.53m)

Conservatory

12'9 x 12'4 (3.89m x 3.76m)





Kitchen/ Breakfast Room
23'9 x 8'10 (7.24m x 2.69m)

First Floor

Landing

Bedroom One
11'10 x 10'7 (3.61m x 3.23m)

En Suite

Bedroom Two
9'9 x 9'5 (2.97m x 2.87m)

Bedroom Three
11'8 x 8'5 (3.56m x 2.57m)

Bedroom Four
9'7 bx 9'7 (2.92m bx 2.92m)

Family Bathroom

Outside

Rear Garden

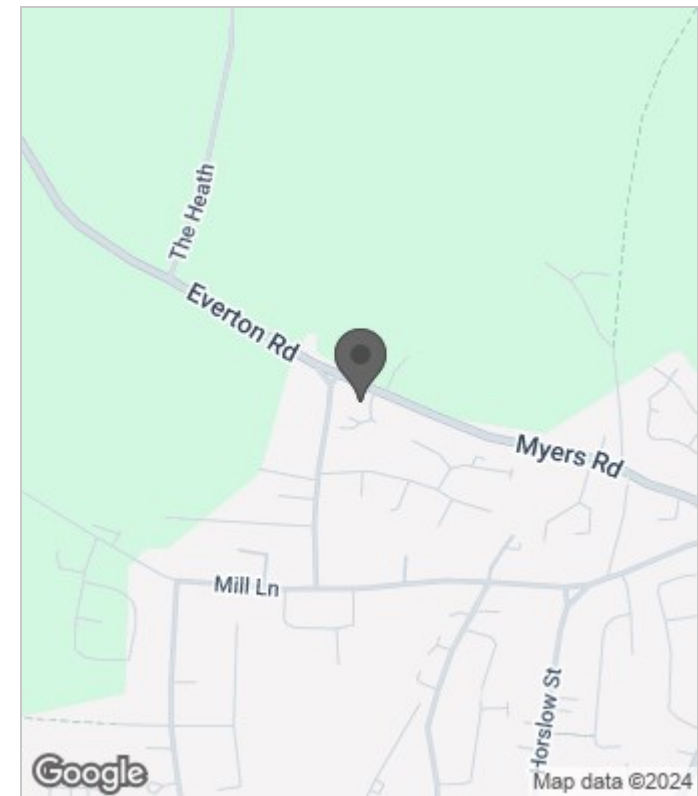
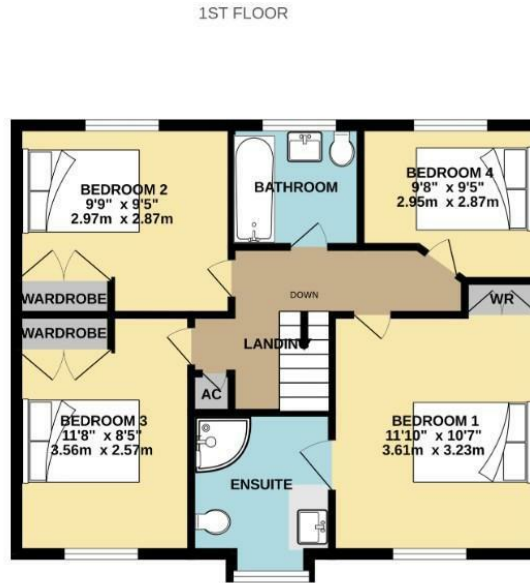
Front Garden

Garage and Parking





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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
England & Wales	EU Directive 2002/91/EC	

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