



Braybrooks Drive, Potton, SG19 2LJ

Offers over £325,000



LATCHAM  
DOWLING

ESTATE AGENTS



**\*\*\*CHAIN FREE\*\*\***

Latcham Dowling are delighted to offer for sale this well presented three bedroomed semi detached home located a very short walk from the Town centre yet also just a short walk from "Pegnut" wood and all the countryside walks.

The home offers an open plan kitchen/dining area making for a great entertaining area. There is an entrance lobby as you enter the property with the real benefit of a downstairs W.c. As already mentioned there is the open plan kitchen/dining area with fitted "Bosch" double oven and hob. The lounge is bright and airy and is situated across the whole width of the property to the rear. On the first floor there are two double bedrooms as well as a single bedroom and the bathroom.

Outside you have a fully enclosed "South" facing rear garden making for a real suntrap. There is a garage located in a nearby block and there is a parking bay to the front of the property although not allocated.

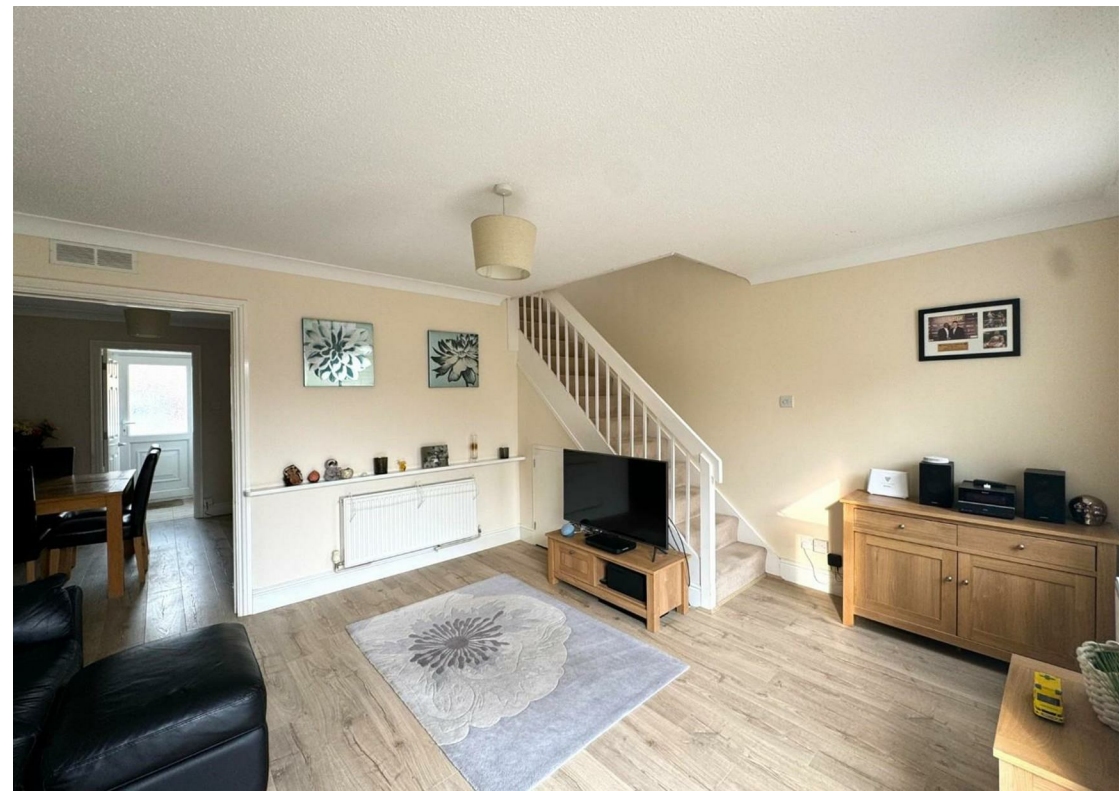
The property is situated in a great location and so handy for walking to the market square for the local shopping trip or use of one of the eateries, coffee shops or bars.

Potton is a 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 train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Viewing highly recommended.

**Entrance**

**Entrance lobby**







**W.c**

**Dining Area**

9'9 x 7'6 (2.97m x 2.29m)

**Kitchen**

9'9 x 7'7 (2.97m x 2.31m)

**Lounge**

15'5 x 13'4 (4.70m x 4.06m)

**First Floor**

**Landing**

**Bedroom One**

12'8 x 9'5 (3.86m x 2.87m)

**Bedroom Two**

8'8 x 8'6 excluding wardrobes (2.64m x 2.59m excluding wardrobes)

**Bedroom Three**

7'6 x 6'2 (2.29m x 1.88m)

**Bathroom**

**Outside**

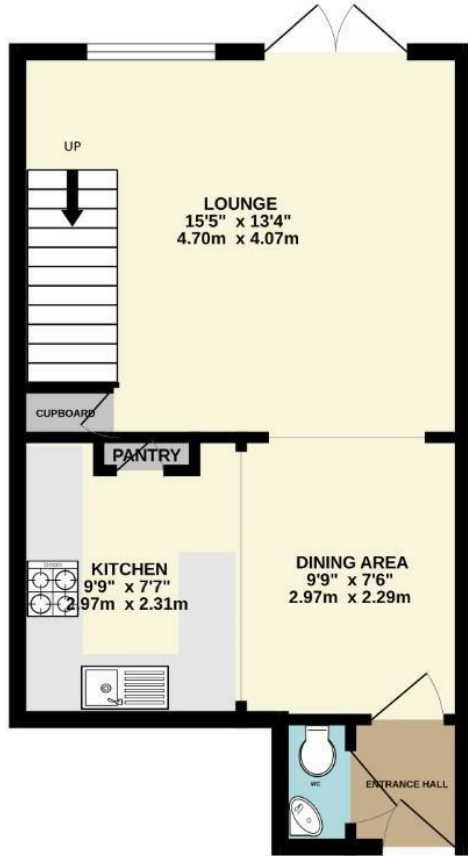
**Rear garden**

**Front Garden**

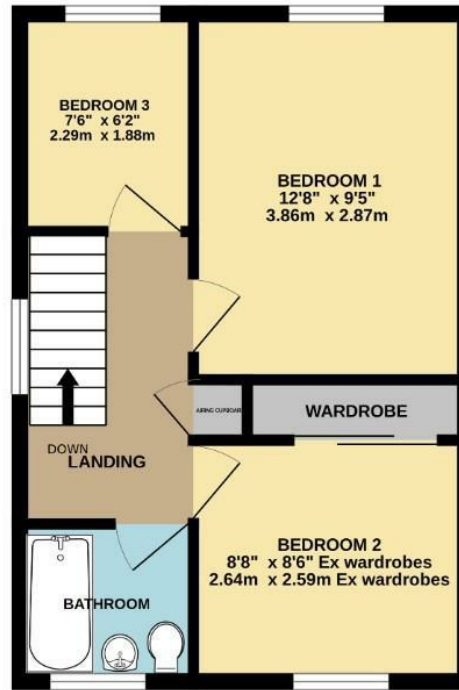
**Garage in Block**



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

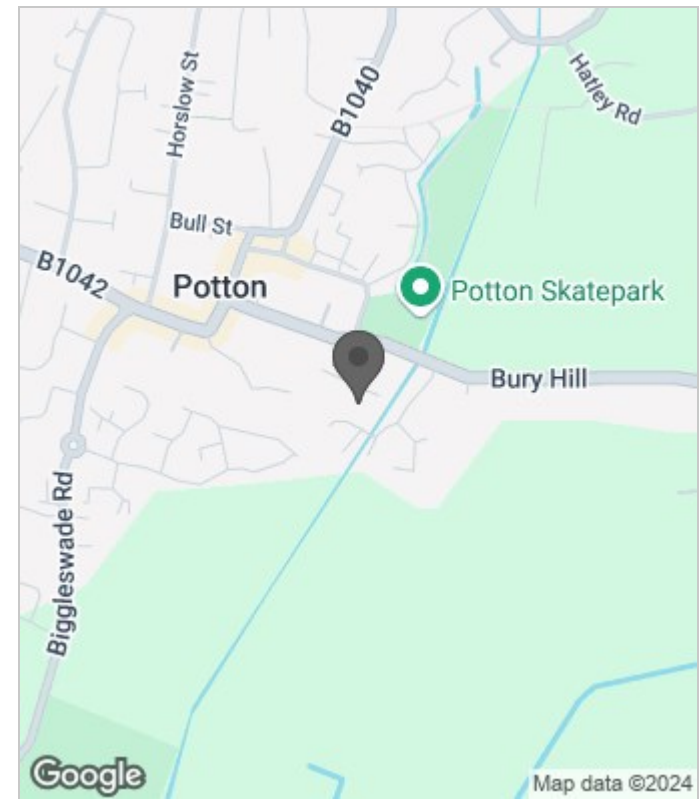


1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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>		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.