



Simms Place, Sandy, SG19 2EG
£350,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented three bedroomed semi detached home that was built by Kier homes in 2017 within the popular "Tall Trees" development of Potton just a short walk from the local market square. This modern home is offered in good order and is ideal for anyone looking to move in to an easy maintenance "DIY free" home.

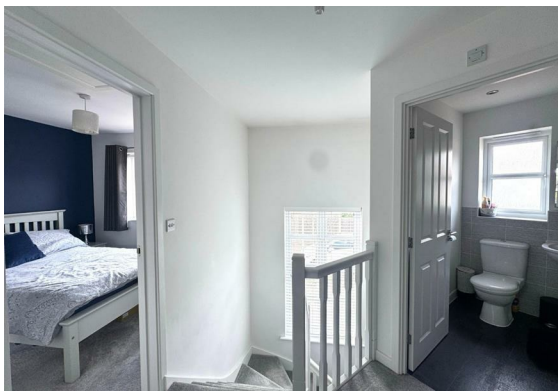
Entering the property via the front door you are greeted by a generous entrance hall with a sweeping stair case to the first floor and large window allowing lots of natural light in. There is modern cloakroom just off the entrance hall and further double doors from the hall in to a dual aspect open plan living space with patio doors out to the garden. The kitchen is fitted with luxury high gloss units, granite worktops and a host of appliances including induction hob, oven, fridge/freezer, dishwasher and washing machine.

At the top of the stairs there is a light and airy galleried landing with doors to all first floor accommodation. The master bedroom boasts a modern shower room en-suite and across the landing there is a family bathroom along with two further well proportioned bedrooms

Outside the property has two side by side parking spaces which is a real benefit for a two car family/couple. To the rear of the home is a fully enclosed garden. There is an EV charging port as well as an outside socket to the rear garden.

Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers 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.

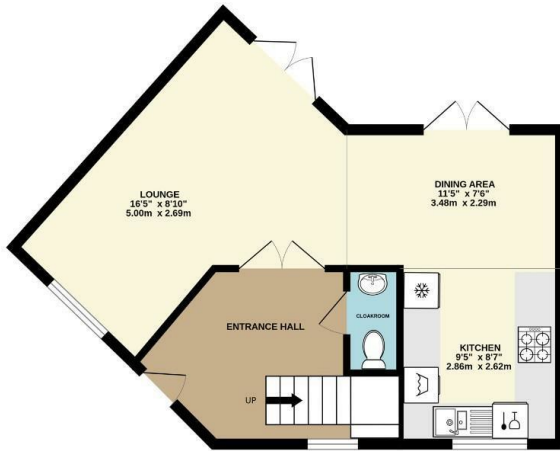
Viewing is highly recommended.





- Entrance
- Entrance Hall
- W.c
- Lounge
- Dining Area
- Kitchen
- First Floor
- Landing
- Bedroom One
- En Suite
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Outside
- Front Garden
- Rear Garden
- Parking
- Agents Note

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

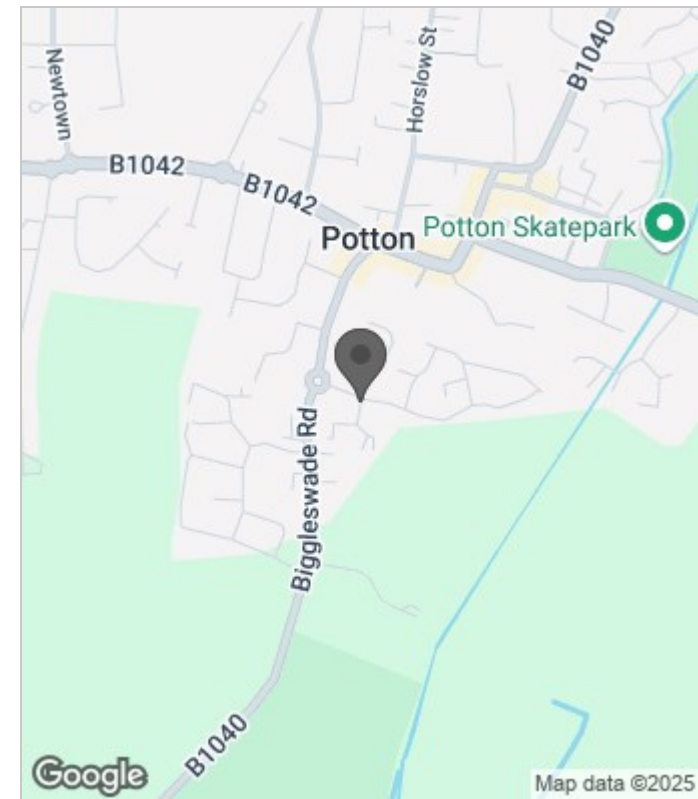


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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