



Langley Gardens, Potton, SG19 2QF
£325,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****WELL PRESENTED AND UPDATED
THREE BEDROOM END OF TERRACE
HOME IN POPULAR CUL-DE-SAC
LOCATION ON THE EDGE OF THE
TOWN*****

Tucked away towards the end of the extremely popular residential cul-de-sac, this charming three bedroom end terrace family home has been updated and improved by the current owners with a GORGEOUS re-fitted shaker style kitchen/ dining room with French doors that open out to the private rear garden, replacement double glazed windows and doors throughout and a modern 'Worcester' gas fired combination boiler (installed in 2021 and serviced every year including in August 2025). In addition, there is a great sized lounge, a ground floor cloakroom, three well proportioned bedrooms and a first floor bathroom. Outside, there is a lovely, enclosed rear garden which backs on to open land and to the front of the property there is a double width driveway providing off road parking for two cars (side by side).

This absolutely lovely home is offered for sale CHAIN FREE and really needs to be seen to be fully appreciated.

Entrance Via

Entrance Hall

11'7 x 5'7 max (3.53m x 1.70m max)

Cloakroom

6'3 max x 2'9 (1.91m max x 0.84m)

Lounge

15'4 x 14'10 max 11'8 min (4.67m x 4.52m max 3.56m min)

Kitchen/ Dining Room

14'10 x 10'2 (4.52m x 3.10m)





First Floor Landing
10'8 x 6'2 (3.25m x 1.88m)

Bedroom One
12'3 x 7'10 (3.73m x 2.39m)

Bedroom Two
11'0 x 8'6 (3.35m x 2.59m)

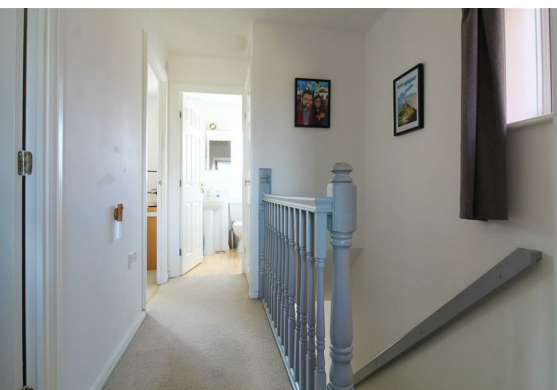
Bedroom Three
8'11 x 6'9 (2.72m x 2.06m)



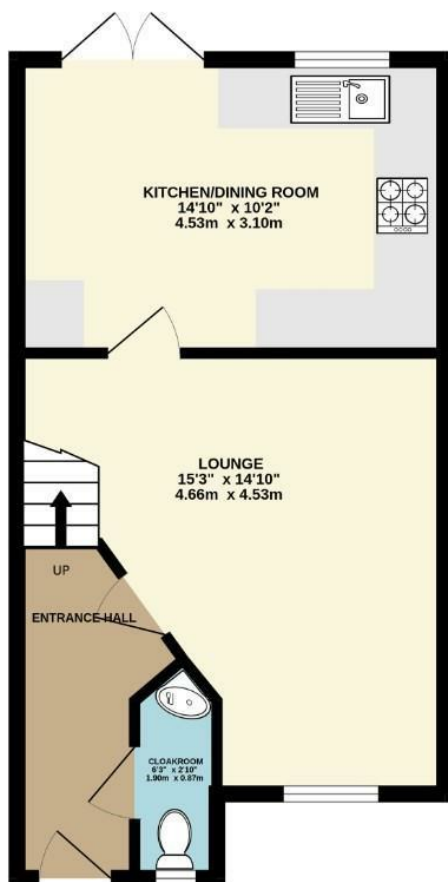
Bathroom
5'11 x 5'6 (1.80m x 1.68m)

Rear Garden

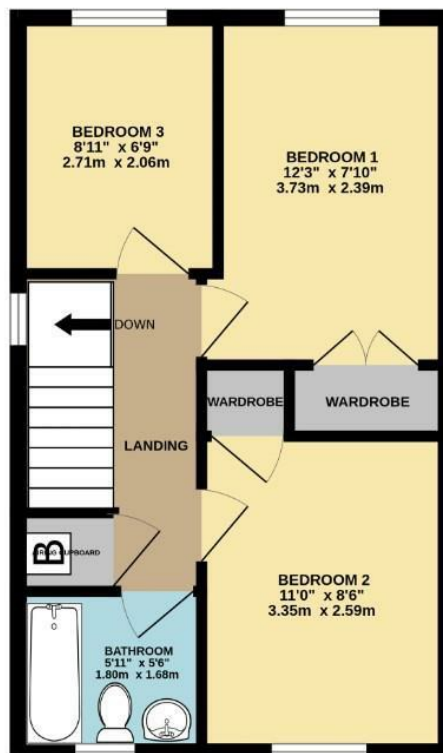
Front Of Property



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.

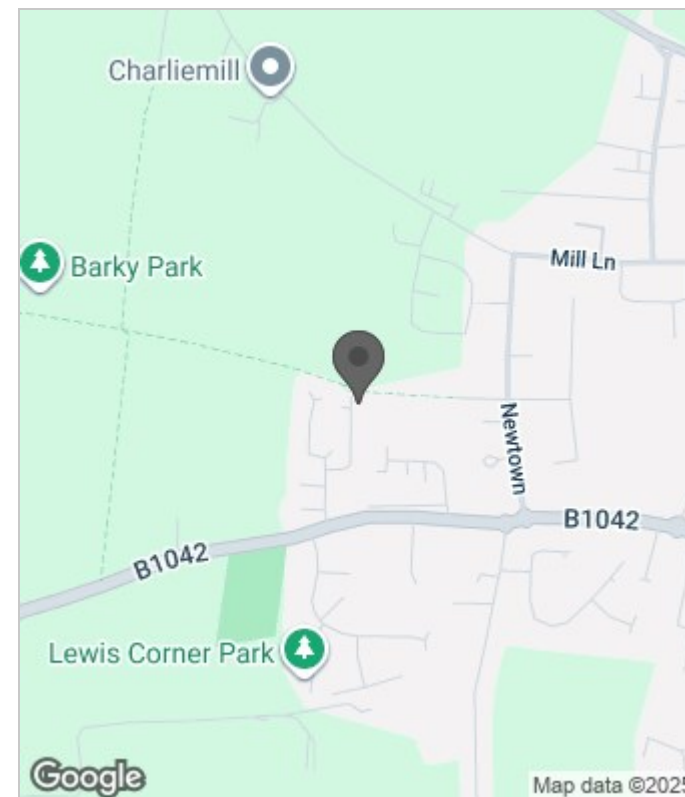


1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.




TOTAL FLOOR AREA: 777 sq.ft. (72.2 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		88
(81-91) B		
(69-80) C	76	
(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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