



Sandy Road, Potton, SG19 2QA
£425,000

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LATCHAM
DOWLING

ESTATE AGENTS

CHAIN FREE

Latcham Dowling are delighted to offer for sale this well presented three bedroom detached home situated in the market town of Potton. The property as stated is in good condition and comprises of entrance lobby, entrance hall, kitchen/Breakfast room, lounge dining room, conservatory and a W.c complete the ground floor. Upstairs there is a good sized landing. The master bedroom boasts an En Suite. There are two further bedrooms as well as a family bathroom. Outside there is a private south facing rear garden and a garage is located in an adjacent detached block of just three and has an electrically operated door with power and lighting. The property is offered for sale chain free. The property is within an easy walk of the town centre.

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 is a great home and a viewing is highly recommended.

Entrance

Entrance Lobby

Entrance Hall

W.c

Kitchen/Breakfast Room

12'9 x 9'7 (3.89m x 2.92m)

Lounge/Dining Room

17'4 x 16'7 (5.28m x 5.05m)





Conservatory
9' x 8' (2.74m x 2.44m)

Landing

Bedroom One
14'4 x 11'6 max (4.37m x 3.51m max)

En Suite
6'8 x 5'11 (2.03m x 1.80m)

Bedroom Two
10'9 x 8'9 (3.28m x 2.67m)

Bedroom Three
10'9 x 7'4 (3.28m x 2.24m)

Family Bathroom
6'8 x 6'3 (2.03m x 1.91m)

Outside

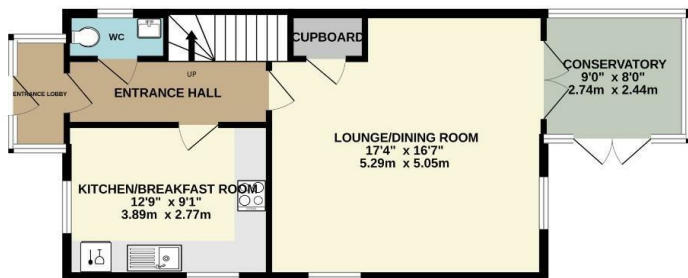
Rear Garden

Front Garden

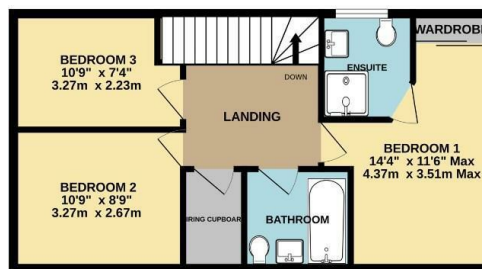
Garage



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

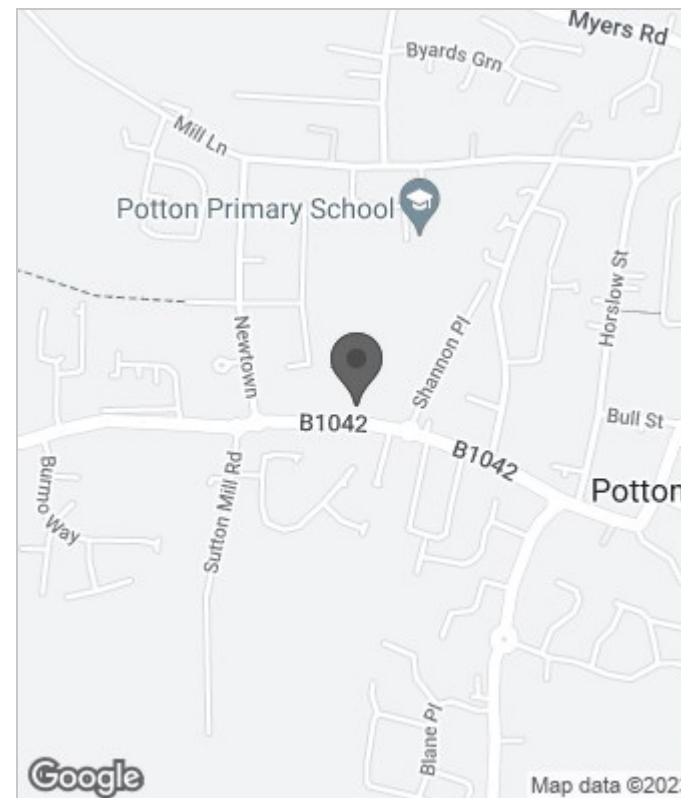


1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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 | | 87 |
| (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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