



Kennedy
&co.

Judith Gardens

Potton

SG19 2RJ

Asking Price Of £420,000

- Extended to the side
- Re-fitted kitchen
- New W.C/Utility room
- Good sized lounge
- Kitchen with dining area
- Space for third bedroom
- Air conditioning
- Beautiful gardens



A beautifully presented chalet bungalow situated in a popular close with access to the town centre via The Causeway. The property has been extended to the side with a pile footing allowing a further extension to the first floor. With two good sized bedrooms and space downstairs to incorporate a third bedroom on the ground floor, good sized lounge, re-fitted kitchen with dining area, cloakroom/utility room, beautiful gardens with summer house and raised borders and a single garage. We have been advised the property is very economical to run with cavity wall insulation and additional insulation in the loft space. The windows have been installed by Anglian Windows and professionally installed air-conditioning in the bedrooms and lounge. A property not to be missed.. Potton is a bustling market town offering plenty of social activities, clubs, schooling, doctors, dentist and

many more amenities. The town is situated in beautiful countryside with the RSPB located just down the road toward Sandy. Good commuter links to the A1M and mainline rail networks are all within easy reach.

PARTICULARS

Double glazed door with glazed panels to:

ENTRANCE HALLWAY

Stairs rising to the first floor. Cloaks/storage cupboard. Door to:

LOUNGE

20' 5" x 12' 8 (max)" (6.22m x 3.86m) Narrowing to 9'7" Two large double glazed picture windows to the front and two double glazed windows to either side. Two radiators. Coving to the ceiling. Air conditioning vent.

KITCHEN/DINER

20' 5" x 9' 6" (6.22m x 2.9m) Dining area: Double glazed patio doors to the rear. Radiator. Solid oak flooring. Coving to the ceiling.

Kitchen: Shaker style kitchen with base and wall mounted units and oak work tops with splash guard surround. Built in gas oven, hob and extractor. Space for dishwasher. Space for fridge/freezer. Large double glazed picture window to the rear. Stainless steel sink with mixer tap.

STUDY/THIRD BEDROOM

8' 7" x 7' 3" (2.62m x 2.21m) Oak flooring. Double glazed patio doors to the garden. Radiator. Door to:

CLOAKROOM/UTILITY ROOM

Low flush W.C. Double glazed pillar box window to the front. Plumbing and space for washing machine with work top over. Wall mounted boiler (serviced annually). Oak flooring. Radiator.

LANDING

Large airing cupboard. Access to insulated loft space.

BEDROOM ONE

12' 2" x 9' 6" (3.71m x 2.9m) Large wardrobe within the eaves. Radiator. Storage within the eaves. Double glazed window to the front.

BEDROOM TWO

9' 7" x 9' 3" (2.92m x 2.82m) Storage within the eaves and over the stairs. Double glazed window to the rear. Radiator.

BATHROOM

A Lovely walk in shower with Triton shower and glazed screen. Low level W.C. Glazed wash hand basin with storage under. Tiled to the walls. Cushion flooring. Double glazed window to the rear. Radiator.

EXTERNALLY

Rear Garden: Landscaped with lawn area, raised borders with mature shrubbery, porcelain tiled patio area. Gated side access. A Large summer house with garden and BBQ store.

Front Garden: Mature garden with trees and shrubbery.

Driveway to a single garage with up and over door and side window to the garden.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.