



Kennedy
&co.

Downside Gardens

Potton

SG19 2RE

Asking Price Of £360,000

Three bedrooms with fitted wardrobes

Two reception rooms

Downstairs cloakroom

Conservatory

Re-fitted kitchen

Gas central heating

Double glazing

Rear garden



A beautiful three bedroom semi detached home owned by our clients for over 40 years. This family home has been improved and modernised by our clients to provide a converted garage lending to two reception rooms, a conservatory, re-fitted kitchen with appliances, a four piece bathroom suite plus many many more.

Potton is a lovely quaint market town with all day to day amenities within. The mainline rail network is just a 3 miles at Sandy or Biggleswade along with the A1(M) Beautiful countryside walks are a moments walk away as is the RSPB located toward Sandy.

PARTICULARS

Half glazed door with lead light to:

KITCHEN

10' 5" x 12' 2" (3.18m x 3.71m) Range of fitted base and wall mounted units with work top surfaces, stainless steel sink and drainer with splash guard surround. Bosch oven, grill, hob and extractor over. Two double glazed windows to the front. Plumbing for washing machine. recessed lighting. Cupboard housing the gas boiler. Radiator. Tiled flooring. Archway through to:

DINING ROOM

17' 9" x 8' 2" (5.41m x 2.49m) (A garage conversion). Storage cupboards and shelving. Radiator. Double glazed window to the front. Understairs storage cupboard. Door to:

CLOAKROOM

Wash hand basin, W.C. Double glazed obscure window to the front.

INNER HALLWAY

Stairs rising to the first floor. Door to:

LOUNGE

18' 9" x 11' 8" (5.72m x 3.56m) Electric coal effect fireplace with marble and timber surround. Radiator. Double glazed window to the rear. Double glazed patio doors through to:

CONSERVATORY

9' 7" x 7' 7" (2.92m x 2.31m) UPVC and double glazed with double glazed patio doors to the rear garden.

LANDING

Access to the loft space. Storage cupboard. Radiator.

BEDROOM ONE

12' 4" x 11' 6" (3.76m x 3.51m) Fitted wardrobes.
Radiator. Double glazed window to the rear.

BEDROOM TWO

11' x 10' 3" (3.35m x 3.12m) Fitted wardrobes.
Radiator. Over stairs storage cupboard. Double glazed window to the front.

BEDROOM THREE

8' 9" x 7' 1" (2.67m x 2.16m) Double glazed window to the rear. Radiator. Built in storage cupboard.

BATHROOM

A four piece fully tiled suite comprising: bath with handheld shower. Walk in shower unit. pedestal wash hand basin, W.C. Heated towel rail. Obscure double-glazed windows to the front.

EXTERNALLY

From the conservatory there is a good size patio providing seating and dining area. Steps leading down to the lawned garden with trees, shrubbery and a good size timber shed.

Gated access to the front of the property.

To the front of the property is off road parking for two vehicles and shrubbery.

AGENTS NOTE

Please note:- Downside Gardens is having work carried out at the moment by Anglian Water. This is expected to finish February 2026.



GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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