Royston Street, Potton, SG19 2LP

Offers In The Region of £375,000

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LATCHAM DOWLING

ESTATE AGENTS

UNEXPECTEDLY RE-AVAILABLE 08/07/2025

Latcham Dowling are delighted to offer for sale this beautiful 3/4 bedroom, character filled bay fronted home situated a within a couple of minutes walk of the Potton Town centre.

This home offers great sized accommodation as well as being versatile given the fact it has a tanked and plaster boarded cellar that is currently used as a bedroom. The ground floor has a lovely bay fronted room to the front of the property complete with open fireplace. There is a dining room located to the middle of the ground floor with access to the cellar and a 15' kitchen/breakfast room to the rear with French doors to the rear garden.

On the first floor there is a 13'7 master bedroom with walk in bay window, a second good sized bedroom and a large bathroom. The second floor attic room/ bedroom is dual aspect and at 13' is a great sized room.

Outside, is a beautiful private rear garden and a real bonus of an outside W.C as well as a 9' brick built storage room complete with power and lighting.

As we have already stated, a real draw of this home is the location being so close to the centre of the town. Restricted on road parking is available. (speak to agent)

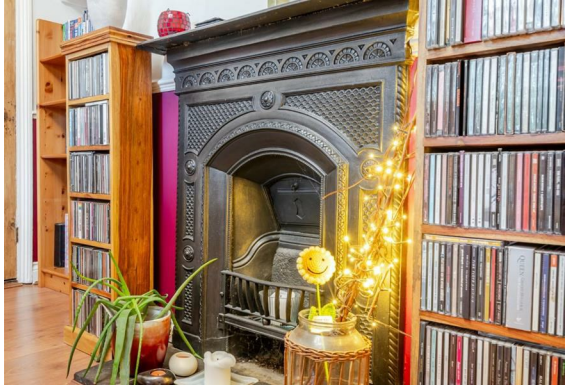
Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras that make this home ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, Butchers, Hardware store, numerous eateries and pubs, Library, two schools and several nurseries. It is also situated approximately 2 miles from the RSPB headquarters which also offers wonderful walks.

This is a great house in a great location and really needs to be viewed.

Entrance

Entrance Hall

Lounge
13'1 x 13'3 (3.99m x 4.04m)



Dining Room
12'9 x 11'7 (3.89m x 3.53m)

Kitchen/Breakfast Room
15'7 x 10'3 (4.75m x 3.12m)

Cellar/Bedroom
12'8 x 12'8 (3.86m x 3.86m)

First Floor

Landing

Bedroom One
13'7 x 13'2 (4.14m x 4.01m)

Bedroom Two
9'7 x 9'6 (2.92m x 2.90m)

Bathroom
9'7 x 9'1 (2.92m x 2.77m)

Second Floor

Loft Room/ Bedroom Three
13' x 11'10 (3.96m x 3.61m)

Outside

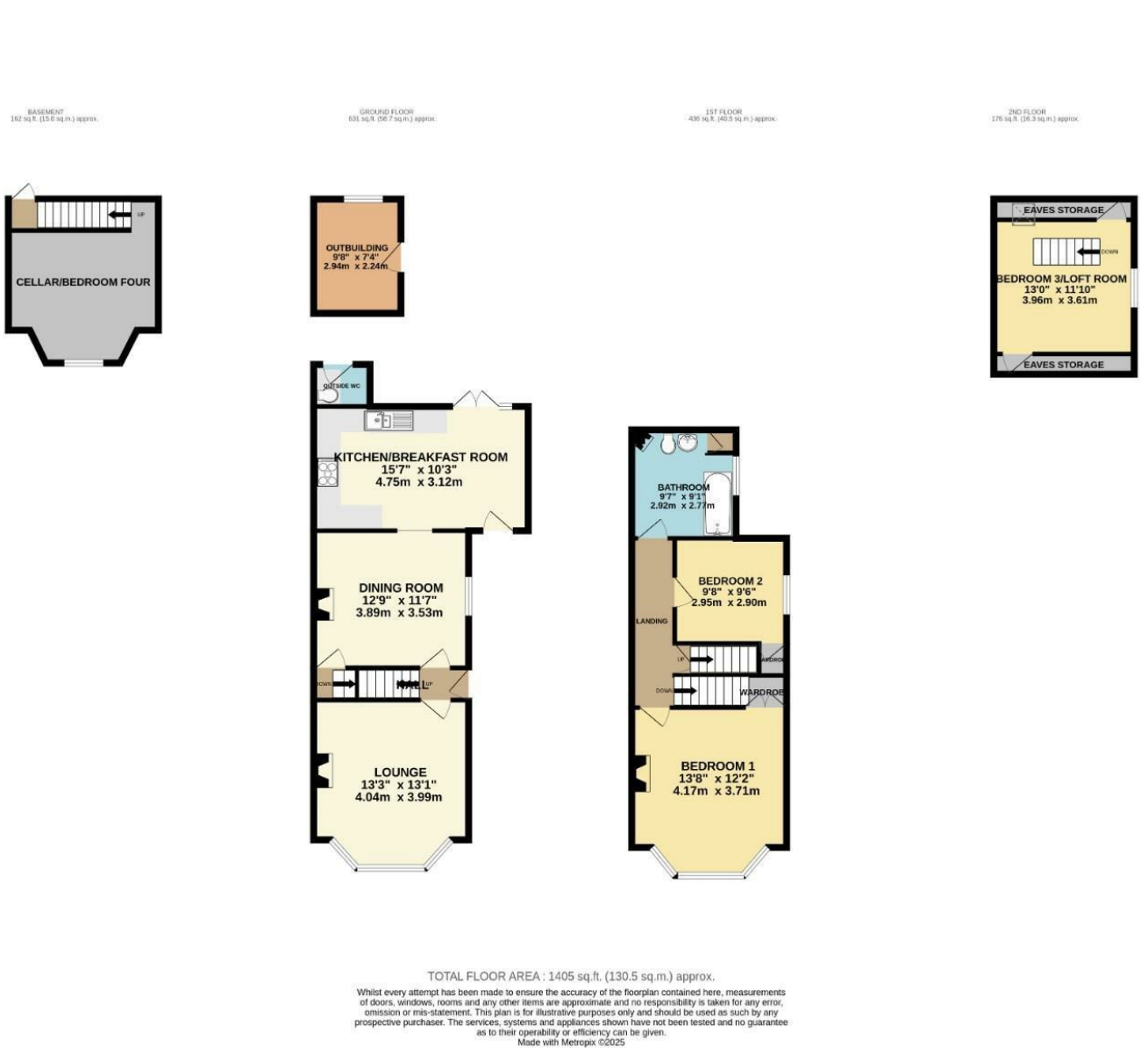
Outside WC
4'2 x 2'7 (1.27m x 0.79m)

Brick built outbuilding
9'8 x 7'4 (2.95m x 2.24m)

Rear Garden

Front Garden

Parking



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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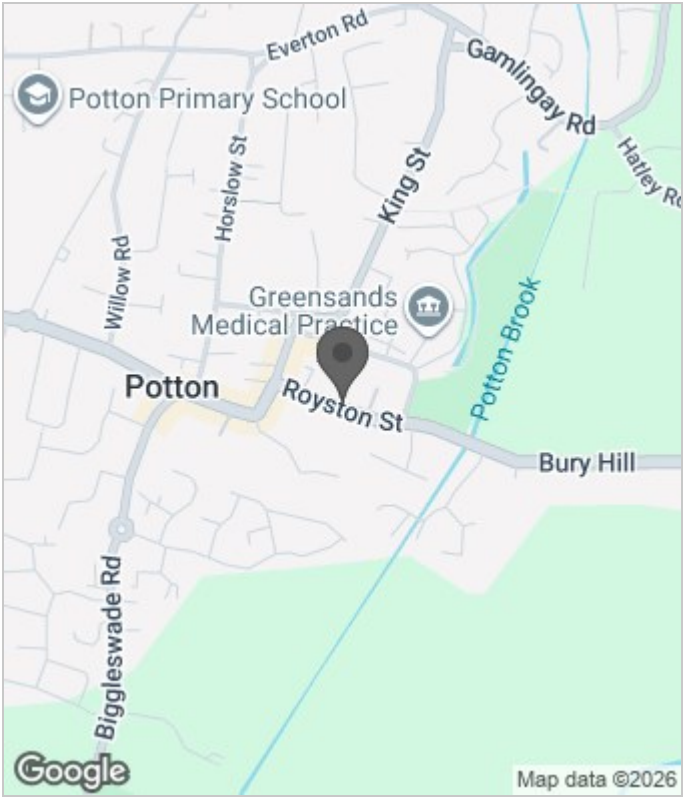

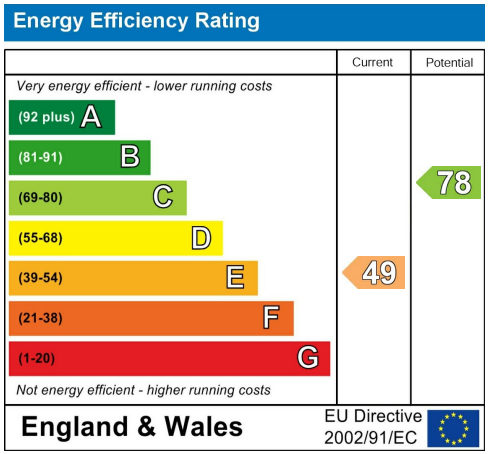

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