



Bury Hill, Potton, SG19 2RS

Asking price £565,000

 4  2  3  C

LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this four bedroom, individually built detached property. The home benefits from three receptions including that all important study for those working from home. There is a lounge with an open fireplace. There is a kitchen with built in "Neff" oven and hob as well as an added benefit of a utility room. However, the location of the property is a real bonus. It is located just a five minute walk to Potton town centre yet affords wonderful countryside views to both the front and rear of the property.

Being situated just a five minute walk from the town centre there is also the added benefit of having parking for four to five cars as well as a detached garage, which is a wonderful bonus being this close to 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 wonderful home needs to be viewed to be fully appreciated.

Entrance

Porch

Entrance Hall

Study
8'4 x 9'7 (2.54m x 2.92m)

Dining Room
10'5 x 8'8 (3.18m x 2.64m)

Boot Storage Cupboard





Downstairs W/C

Kitchen

9' x 13'2 (2.74m x 4.01m)

Utility room

5'3 x 6'9 (1.60m x 2.06m)

Lounge

13' x 13'4 (3.96m x 4.06m)

First Floor

1st Floor Landing

Bedroom 1

14' x 10'6 (4.27m x 3.20m)

En-Suite

Bedroom 2

12' x 9'8 (3.66m x 2.95m)

Bedroom 3

9' x 14' (2.74m x 4.27m)

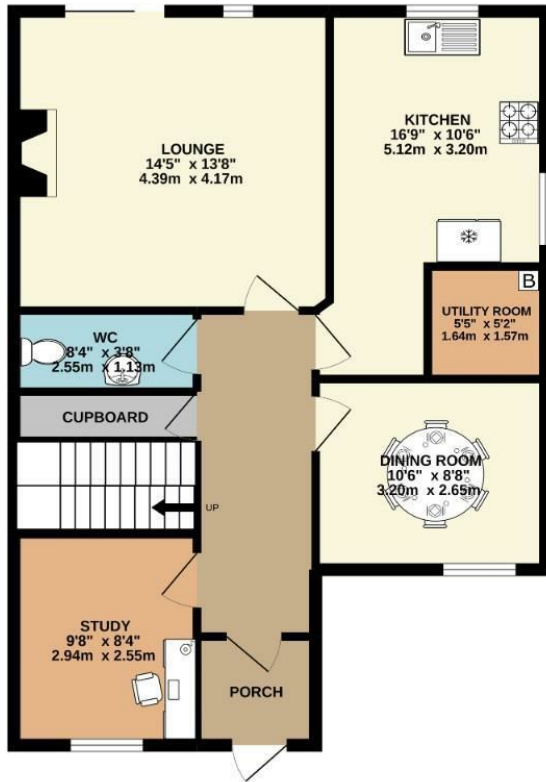
Bedroom 4

10'6 x 7' (3.20m x 2.13m)

Family Bathroom



GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.

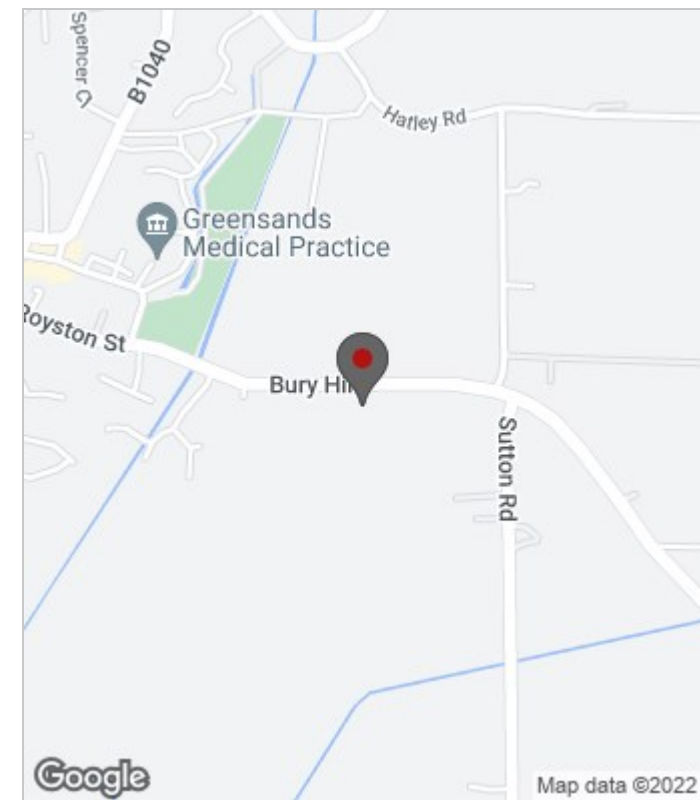


1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.8 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		
(81-91) B		82
(69-80) C	69	
(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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