



Everton Road, Potton, SG19 2RA
£375,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****ESTABLISHED FOUR BEDROOM
DETACHED FAMILY HOME NEEDING
MODERNISATION THROUGHOUT AND
SITUATED ON A SUBSTANTIAL AND
ELEVATED PLOT*****

Occupying a wrap around plot of approximately 0.10 of an acre, this mature four bedroom home offers tremendous potential to extend and would benefit from cosmetic refurbishment and modernisation throughout. The well proportioned accommodation comprises of a separate reception rooms and good size kitchen, a ground floor cloakroom, four good size bedrooms on the first floor and a bathroom. In addition, there is a detached single garage (accessed from West End Lane), double glazed windows and gas fired radiator heating with a 'Worcester' combination boiler.

Viewing is essential to appreciate the space and potential this home has to offer!!



Entrance Via

Entrance Hall
10'2 x 9'9 (3.10m x 2.97m)

Cloakroom
4'5 x 3'6 (1.35m x 1.07m)

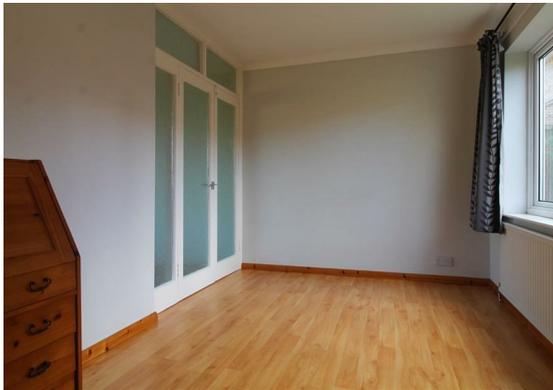
Living Room
15'1 x 13'5 (4.60m x 4.09m)

Dining Room
11'8 x 8'4 (3.56m x 2.54m)

Kitchen
16'1 x 7'3 (4.90m x 2.21m)

First Floor Landing

Bedroom One
12'11 x 10'11 (3.94m x 3.33m)





Bedroom Two
11'0 x 10'0 (3.35m x 3.05m)

Bedroom Three
10'10 x 6'10 (3.30m x 2.08m)

Bedroom Four
8'11 x 7'8 (2.72m x 2.34m)

Bathroom
8'9 x 5'5 (2.67m x 1.65m)

Gardens

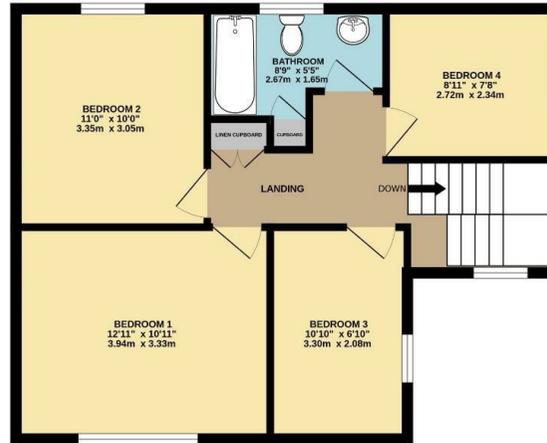
Garage



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

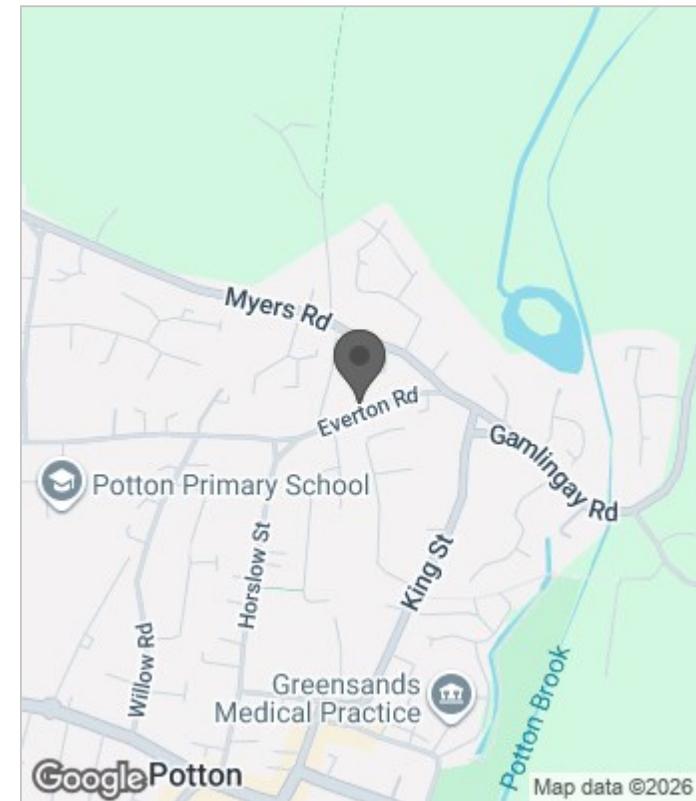


1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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		85
(69-80) C	71	
(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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