



Everton Road, Potton, SG19 2PD
Guide Price £450,000 - £475,000



LATCHAM —
— **DOWLING**
ESTATE AGENTS

***GUIDE PRICE £450,000 -
£475,000***

**BEAUTIFULLY REFURBISHED THREE
BEDROOM SEMI DETACHED
BUNGALOW IN SOUGHT AFTER NON
ESTATE LOCATION**

Latcham Dowling Estate Agents are delighted to bring to the market this spacious and extended three bedroom bungalow, having been almost completely re-furbished from top to toe by the current owner and now offering a versatile and contemporary interior including a dining room and large living room with open fireplace, a brand new kitchen with an induction range cooker, built in microwave, dishwasher and a separate utility room with appliances included, a brand new bathroom with separate shower and three bedrooms (with bedroom one offering a range of fitted wardrobes). The bungalow has been completely re-wired throughout, along with a brand new 'Worcester' boiler and heating system and engineered oak flooring throughout the property, apart from the bathroom which is tiled. In addition to all of this, there is also an extremely large loft area (with power, lighting and a window already) which could lend itself brilliantly for conversion to additional accommodation (subject to relevant consents), an adjacent single garage, a private and secluded 'L' shaped rear garden and fantastic frontage providing a block paved driveway for four cars and an additional shingle area which would be perfect if you needed to house a caravan or boat within the plot!!

Viewing is absolutely essential to appreciate the size and layout of the accommodation and the quality of the finish provided.





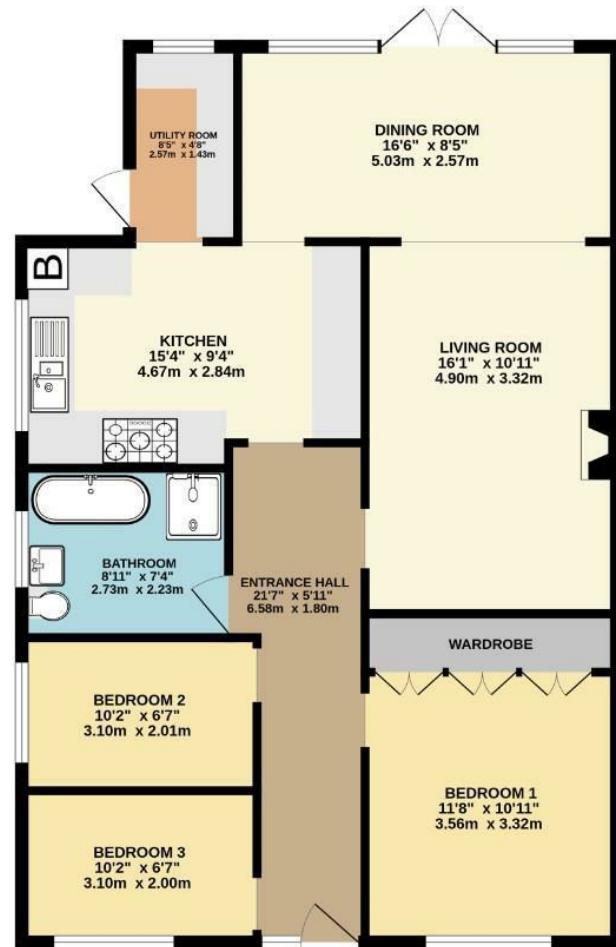
Entrance Via
Entrance Hall
 $21'7 \times 5'11 \text{ max}$ ($6.58\text{m} \times 1.80\text{m}$ max)
Living Room
 $16'1 \times 10'11$ ($4.90\text{m} \times 3.33\text{m}$)
Dining Room
 $16'6 \times 8'5$ ($5.03\text{m} \times 2.57\text{m}$)
Kitchen
 $15'3 \times 9'4$ ($4.65\text{m} \times 2.84\text{m}$)
Utility Room
 $8'5 \times 4'8$ ($2.57\text{m} \times 1.42\text{m}$)



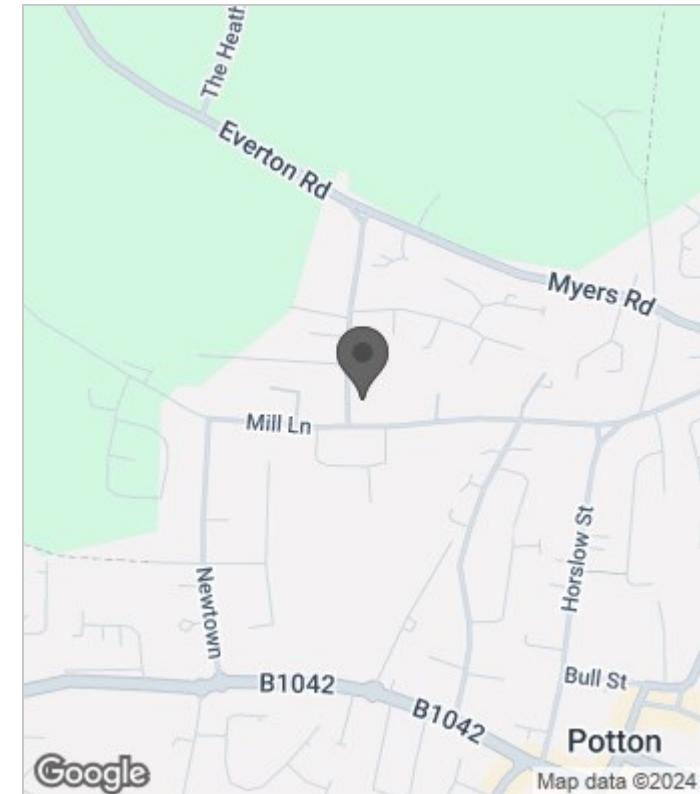
Bedroom One
 $14'2 \text{ max} \times 10'11$ ($4.32\text{m} \text{ max} \times 3.33\text{m}$)
Bedroom Two
 $10'2 \times 6'7$ ($3.10\text{m} \times 2.01\text{m}$)
Bedroom Three
 $10'2 \times 6'7$ ($3.10\text{m} \times 2.01\text{m}$)
Bathroom
 $8'11 \times 7'4$ ($2.72\text{m} \times 2.24\text{m}$)
Rear Garden
Garage
Front Of Property



GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions given 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.
Made with Metropix 62024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.