



Byards Green, Potton, SG19 2SB
Guide price £350,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****STUNNING THREE BEDROOM SEMI
DETACHED FAMILY HOME WITH
SALON/ TREATMENT ROOM*****

Latcham Dowling Estate Agents are delighted to offer for sale this extremely well presented semi detached family home, situated towards the end of the ever popular cul-de-sac location and benefiting from a fully converted garage currently used as a fully fitted salon/ treatment room, but that could also be utilised as a fantastic home office, or gym or even as an additional family room/ play room!! There have been numerous improvements over recent years, including newly installed double glazed windows and external doors in March 2021 and a new boiler system in 2018. This gorgeous home also offers a re-fitted kitchen (with integrated appliances) and a re-fitted cloakroom, family bathroom and a STUNNING en suite shower room to bedroom one!! There is also an enclosed South facing rear garden and off road parking for 2-3 cars! Viewing is essential to fully appreciate this lovely home and the potential that the garage conversion now offers to anyone looking to work from home!!!

Entrance Via

Entrance Hall

Cloakroom

6'1 x 3'3 (1.85m x 0.99m)

Kitchen

10'5 x 8'9 (3.18m x 2.67m)

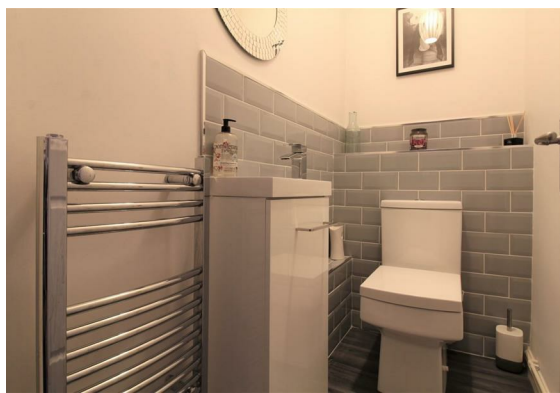
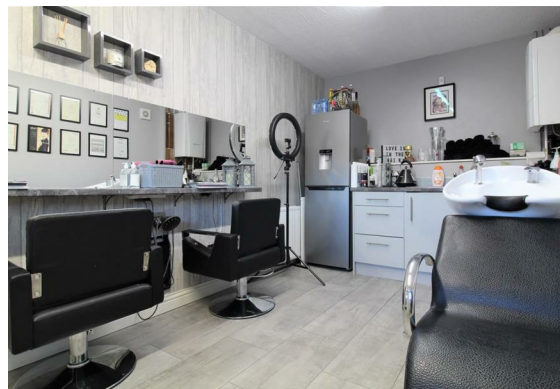
Lounge/ Dining Room

21'10 x 17'0 max (6.65m x 5.18m max)

Salon/ Treatment Room

16'6 x 8'9 (5.03m x 2.67m)

First Floor Landing





Bedroom One
13'4 x 12'1 max (4.06m x 3.68m max)

En Suite Shower Room
8'0 x 7'6 (2.44m x 2.29m)

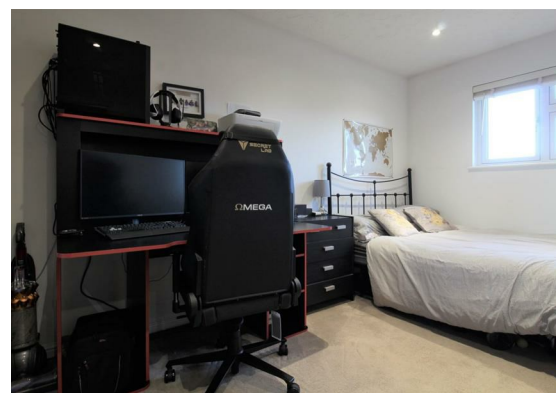
Bedroom Two
14'9 x 8'10 (4.50m x 2.69m)

Bedroom Three
12'5 max x 6'1 (3.78m max x 1.85m)

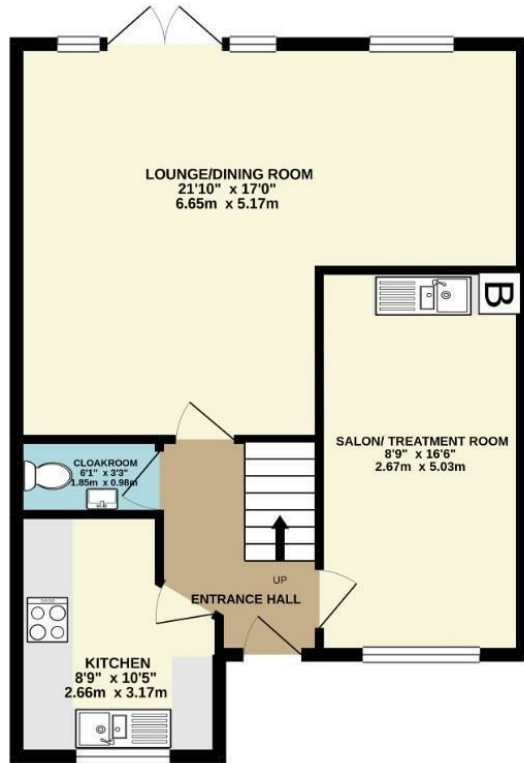
Family Bathroom
7'5 x 6'1 (2.26m x 1.85m)

Rear Garden

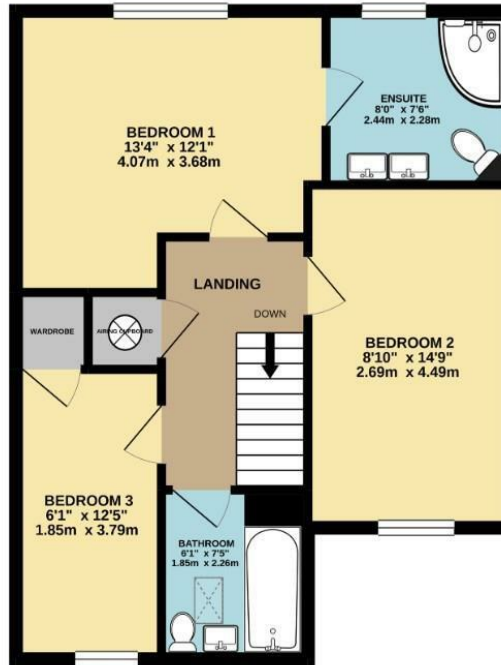
Outside Front



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

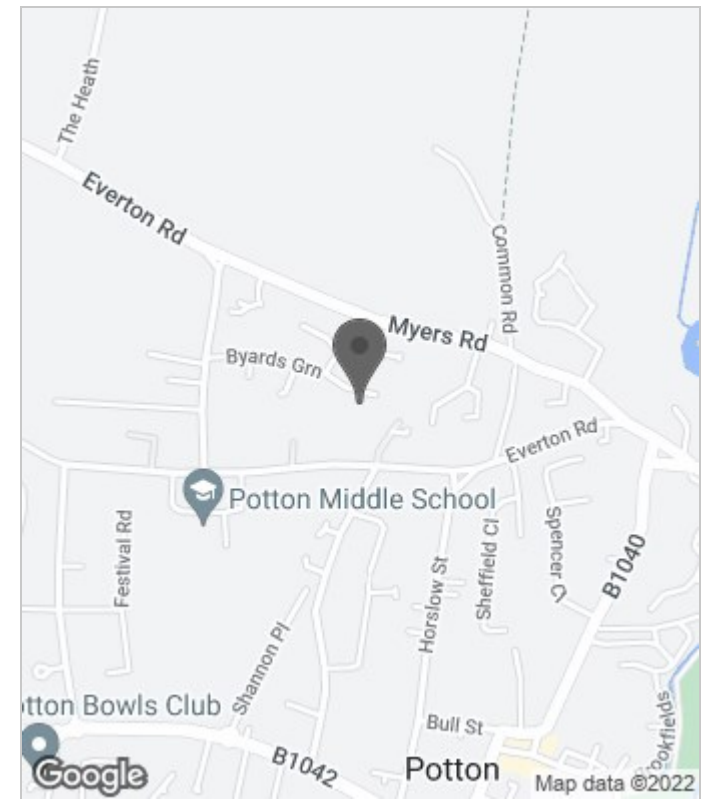


1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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		86
(69-80) C	75	
(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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