



Byards Green, Potton, SG19 2SB
£344,950

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LATCHAM
DOWLING

ESTATE AGENTS

****THREE/ FOUR BEDROOM DETACHED FAMILY HOME IN POPULAR CUL-DE-SAC LOCATION****

Latcham Dowling Estate Agents are delighted to offer for sale, this well presented, three bedroom detached home that has been improved by converting the garage into two well proportioned rooms which are currently being used as a 4th bedroom and a study. This property is situated in a quiet cul-de-sac location and is offered in good condition and is double glazed throughout. This property offers amazing social space with the 14' lounge with French doors to the sun room extension with French doors leading out to a South-Facing rear garden. The private driveway offers off road parking for 2 cars making this property a perfect balance between living/social space and convenience.

Potton is a market town with many amenities within a 5-10 minute walk of the property. 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 within a 3 and 4 mile drive respectively both offer mainline train stations to London St Pancras.

Viewing is highly recommended for this potentially perfect family home.

Front Aspect

Entrance Hall

W/C

Kitchen

11'1 x 8'1 (3.38m x 2.46m)

Dining Room

10'2 x 8'1 (3.10m x 2.46m)





Lounge
14'5 x 11'11 (4.39m x 3.63m)

Sun Room
12'2 x 7'7 (3.71m x 2.31m)

Study

Bedroom 4
11'2 x 7'9 (3.40m x 2.36m)

First Floor Landing

Bedroom 1
10'6 x 10'2 (3.20m x 3.10m)

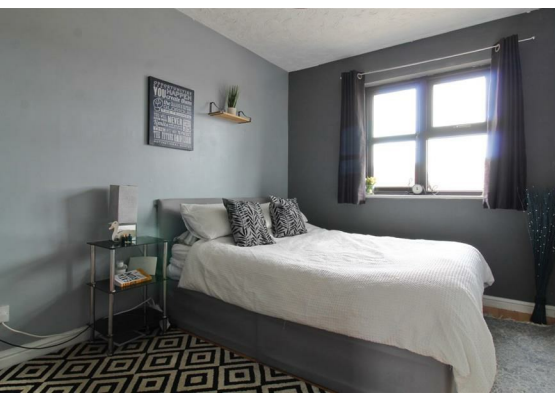
En Suite

Bedroom 2
14'5 x 7'9 (4.39m x 2.36m)

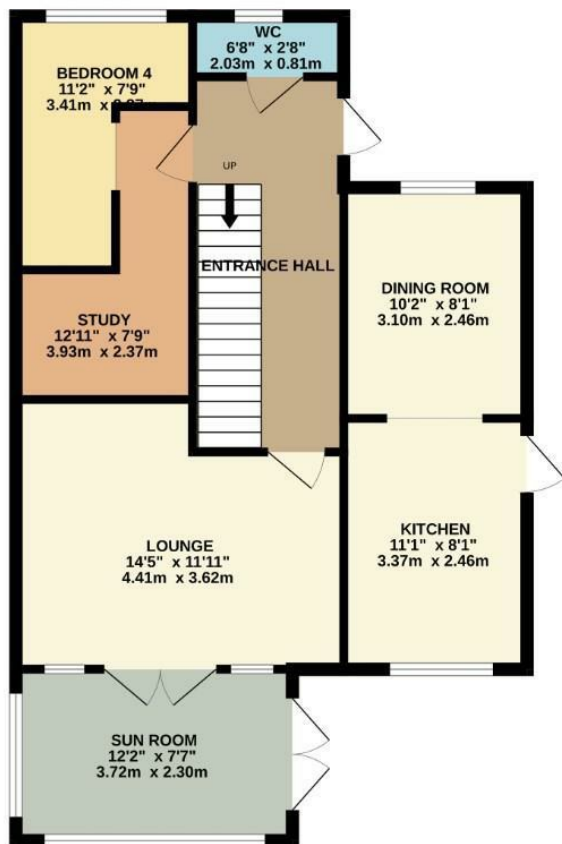
Bedroom 3
12'9 x 6'4 (3.89m x 1.93m)

Family Bathroom

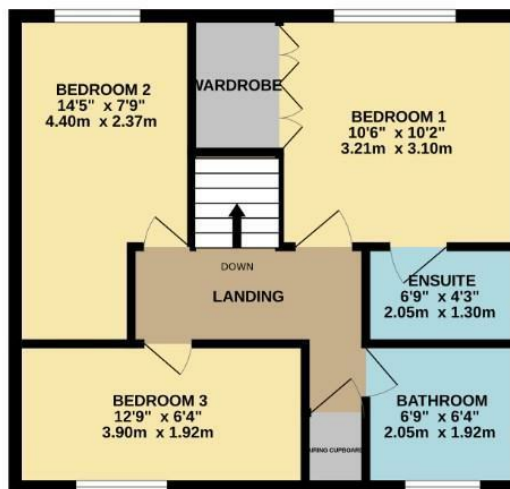
Rear Aspect



GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.

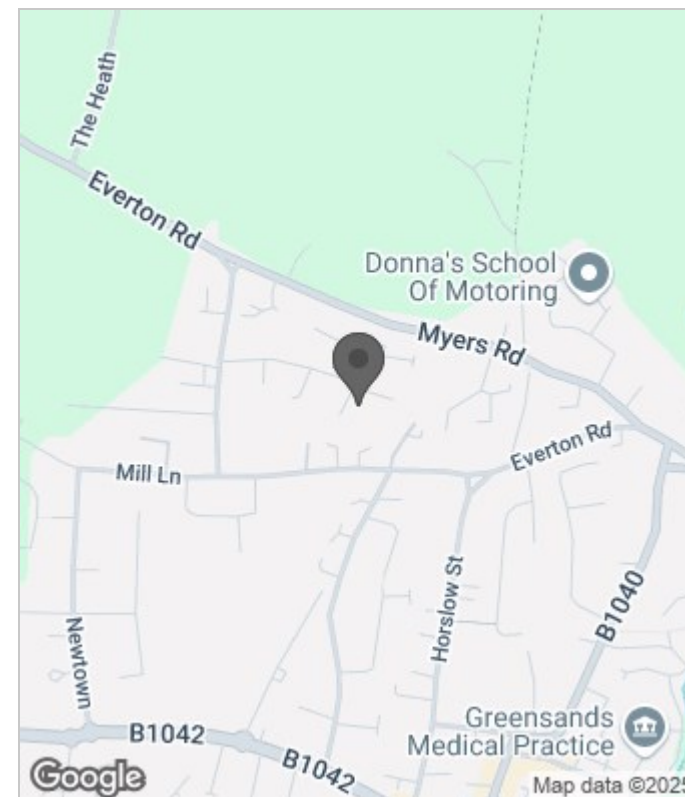


1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 53 | 79 |
| England & Wales | | EU Directive 2002/91/EC |

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