



Biggleswade Road, Potton, SG19 2LX  
£475,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautiful extended three bedroomed semi detached home that offers so much.

The property is not only filled with character but offers a great amount of space. Downstairs is based on a very open plan living area with four distinct areas. As you enter you have the hallway you have an internal door giving access to the W.c. You then enter the lounge area complete with bay window and window bench seat. In turn this leads to the dining room with timber flooring and open fireplace housing cast iron log burner. This then leads to the beautifully appointed and vaulted kitchen area complete with its island, range style cooker, integrated dishwasher and American style fridge/freezer with ice dispenser and water. Also this area has underfloor heating to tiled flooring. This then opens up into the family room that again has tiled flooring with underfloor heating and Bi-Fold doors that look out onto the West facing garden.

Upstairs there are three double bedrooms and a fully refitted shower room which are all in great decorative order.

Outside the property will really put a smile on any new potential buyers face. There are two distinct parts. The first area is lawned with patio area that is great for entertaining. The second area is just so private and again is laid to lawn but with a 19ft composite office with underfloor heating which would be great for anyone working from home, wants a studio/salon or even a gym, the choice is yours.

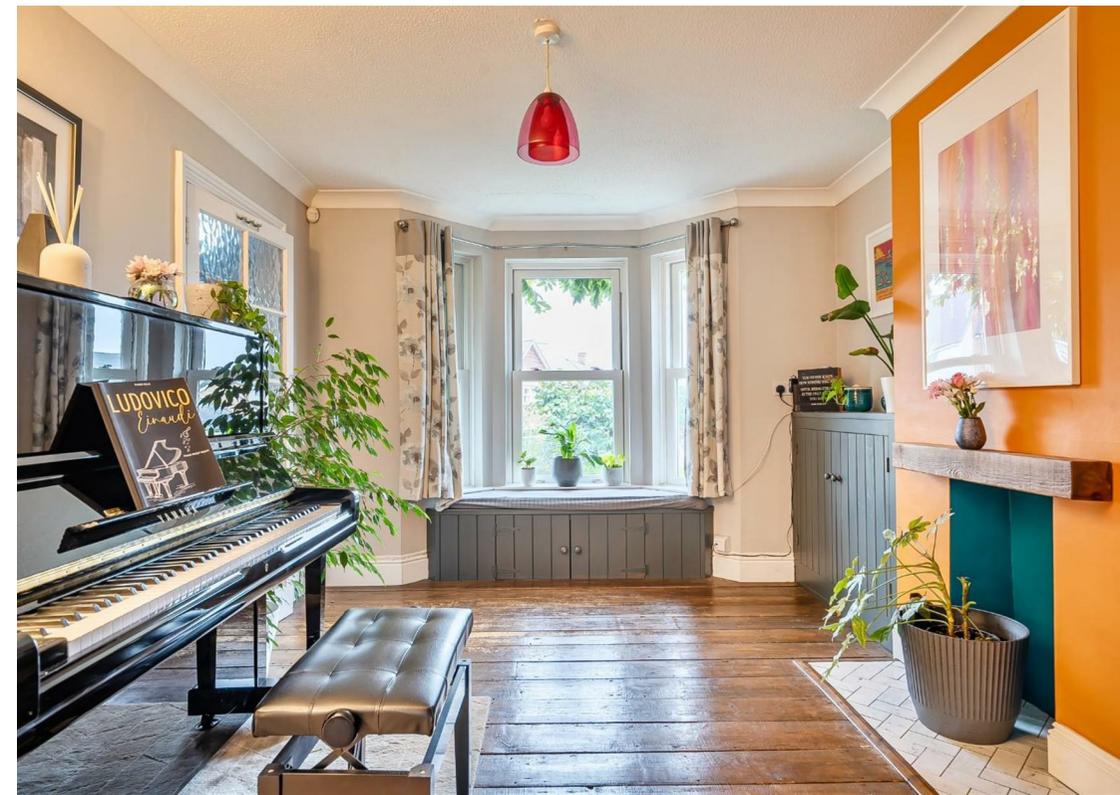
Another real bonus is the fact you have a double garage with electric and lighting and two, side by side parking spaces.

Potton is a thriving market town with many amenities, a school, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras and Kings Cross.

This really is a great home!!!

Entrance

Entrance Hall





**W.c**

**Living Room**  
13'1 x 10'6 (3.99m x 3.20m)

**Dining Room**  
16' x 10'7 (4.88m x 3.23m)

**Kitchen**  
13'7 x 12'5 (4.14m x 3.78m)

**Family Room**  
13'6 x 9'9 (4.11m x 2.97m)

**First Floor**

**Landing**

**Bedroom One**  
12'9 x 10'6 (3.89m x 3.20m)

**Bedroom Two**  
12'8 x 7'5 (3.86m x 2.26m)

**Bedroom Three**  
12'6 x 7'10 (3.81m x 2.39m)

**Shower Room**

**Outside**

**Rear garden Part one**

**Rear garden Part two**

**Office**  
19' x 10'10 (5.79m x 3.30m)

**Double Garage**  
17'2 x 15'11 (5.23m x 4.85m)

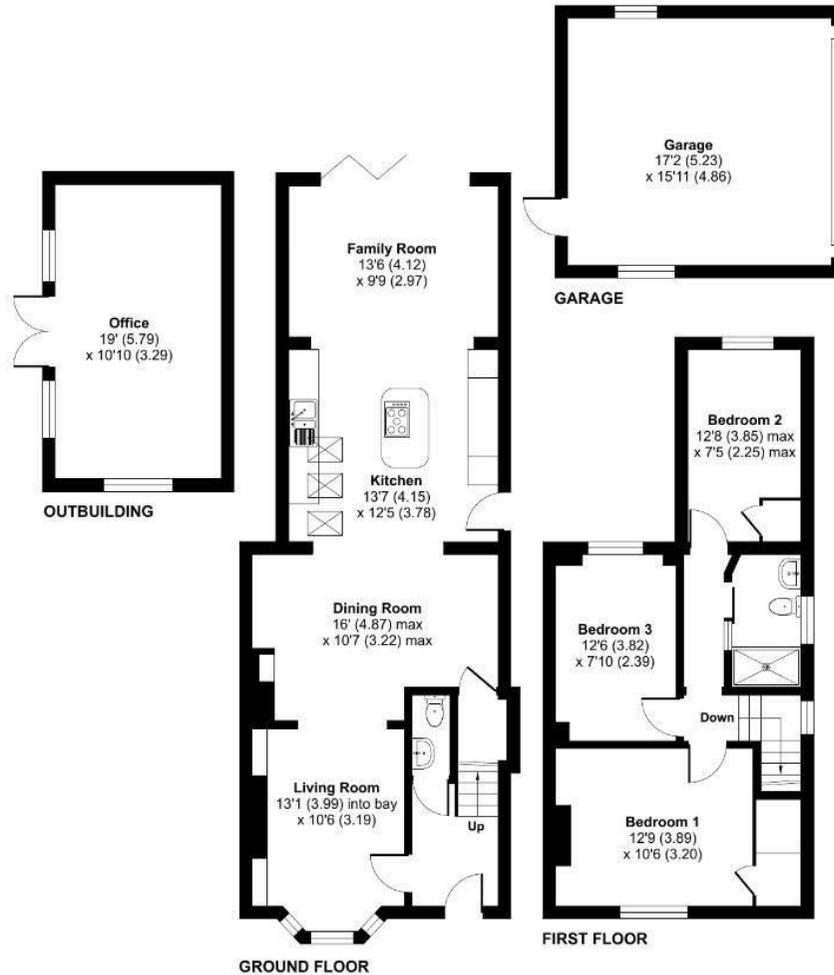
**Parking**

**Front Garden**

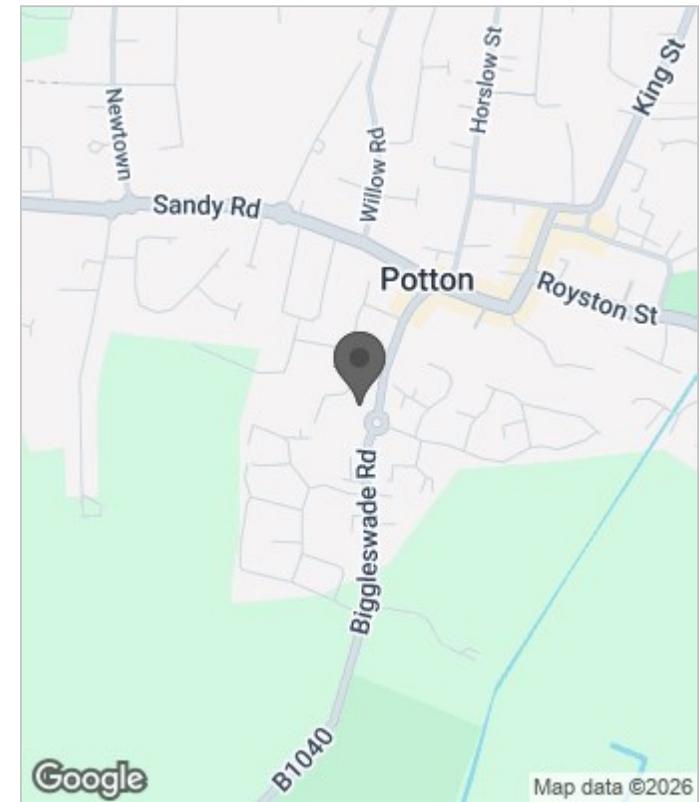


# Biggleswade Road, Potton, Sandy, SG19

Approximate Area = 1161 sq ft / 107.8 sq m  
 Garage = 274 sq ft / 25.4 sq m  
 Outbuilding = 211 sq ft / 19.6 sq m  
 Total = 1646 sq ft / 152.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1363793



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            | <b>55</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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