



Biggleswade Road, Potton, SG19 2LX
Guide Price £600,000 - £625,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

GUIDE PRICE £600,000 - £625,000

Latcham Dowling are delighted to offer for sale this absolutely stunning four double bedroom detached family home. The property, although only a few years old has been upgraded significantly by the current owners including the bathroom, re-landscaped garden and the superb addition of a home gym. The home also has the added benefit and convenience of air conditioning.

As well as being beautifully presented, the home offers nearly 1900 sq ft of accommodation not including the double garage. Downstairs you have a 23' sitting room, office, reception room, fully fitted kitchen, utility room and a gym. Upstairs you are greeted by a large galleried landing. There are oak doors to all bedrooms and family bathroom. The main bedroom is 18' and has a "Juliet" balcony as well as an en suite. Bedroom two is 16' and the other two bedrooms are also good well proportioned doubles. The bathroom has been refitted and has dual washbasins and an "over deep" bath.

Outside the garden has been re-landscaped and is a wonderful entertaining space. There is a double garage with double width driveway and electric garage doors and wall mounted electric car charger.

The property is situated on the South Western edge of the market Town of Potton. Within a very short walk you are in the countryside and in particular Pegnut woods with its abundance of footpaths and also has a footpath around the back of the John O Gaunt Golf Course that leads to the Picturesque village of Sutton. Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras that make this home ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, Butchers, Hardware store, numerous eateries and pubs, Library, two schools and several nurseries.

This is a stunning family home and must be viewed to be fully appreciated.

Entrance

Entrance Hall

W.c





Office
12'2 x 5'6 (3.71m x 1.68m)

Reception Room
12' x 10'6 (3.66m x 3.20m)

Sitting Room
23'2 x 12'1 (7.06m x 3.68m)

Gym
18'8 x 7' (5.69m x 2.13m)

Kitchen/Dining Room
18' x 9'3 (5.49m x 2.82m)

Utility Room
9'3 x 5'11 (2.82m x 1.80m)

First Floor

Landing

Bedroom One
18'8 max x 12'3 (5.69m max x 3.73m)

En Suite

Bedroom Two
16' x 11'1 (4.88m x 3.38m)

Bedroom Three
12'4 x 8'5 (3.76m x 2.57m)

Bedroom Four
12'4 x 9'8 (3.76m x 2.95m)

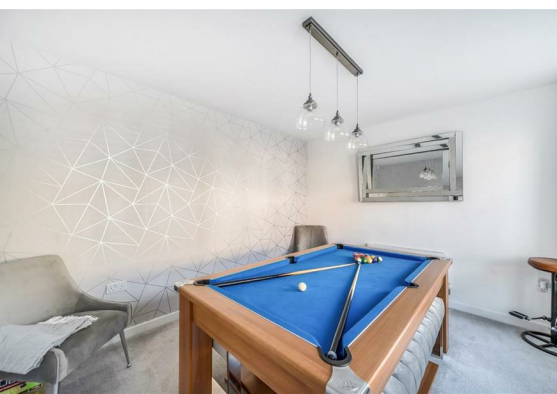
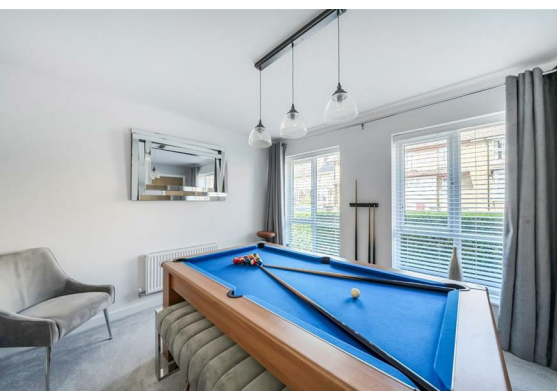
Bathroom

Outside

Front Garden

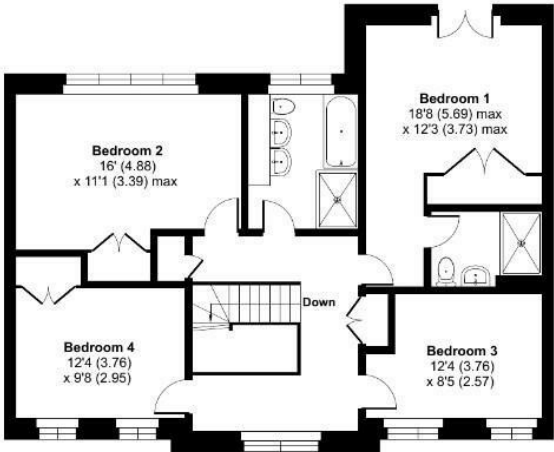
Rear Garden

Double Garage

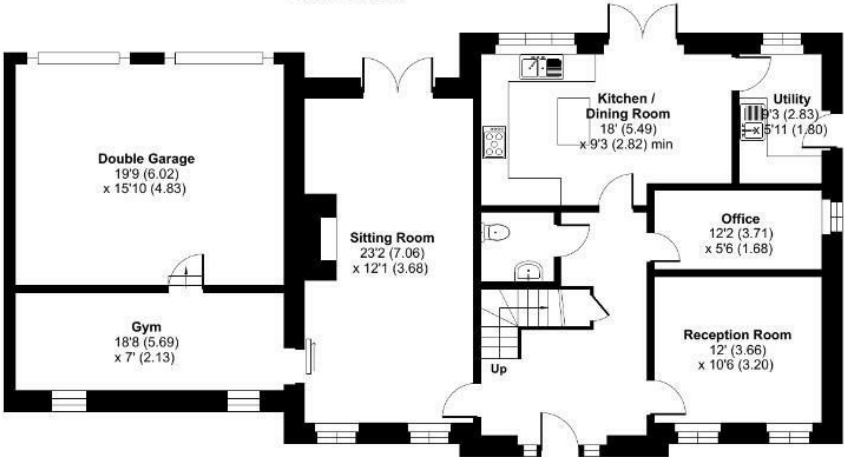


Biggleswade Road, Potton, Sandy, SG19

Approximate Area = 1891 sq ft / 175.6 sq m
Garage = 448 sq ft / 41.6 sq m
Total = 2339 sq ft / 217.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Latcham Dowling Ltd. REF: 1138257



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(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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