



Downside Gardens, Potton, SG19 2RE
Offers in the region of £340,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this wonderful three bedroom semi detached family home. As well as the property being in "fantastic" condition throughout, it is also a "gardeners paradise" with a rear garden that is over a 100ft long!! (and this doesn't include the "secret garden" that's directly behind it!!!) It really is a wonderful garden for entertaining. The property also offers the great benefit of having a separate study allowing for the perfect space for those working from home. In addition to this there is a 19ft lounge/diner, utility room, separate WC, kitchen, 13ft master bedroom, two further bedrooms and a family bathroom. You've also got driveway parking for one car (but with an open plan garden at the front, so you could create additional parking if needed).

Potton is a market town that offers many amenities a few of which are - doctors surgery, two schools, several nurseries, two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

This really is a wonderful home with an amazing garden and an early viewing is highly recommended.

Entrance

Entrance hall

Kitchen

12'2 max x 10'6 narrowing to 5'1 (3.71m max x 3.20m narrowing to 1.55m)





Utility Room
7'10 x 7'9 (2.39m x 2.36m)

W.C

Study
7'8 x 6 (2.34m x 1.83m)

Lounge/Diner
19'2 max x 12 (5.84m max x 3.66m)

First floor

Landing

Bedroom one
13'7 max x 11'5 (4.14m max x 3.48m)

Bedroom two
10'5 x 10'2 (3.18m x 3.10m)

Bedroom three
8'11 x 7'3 (2.72m x 2.21m)

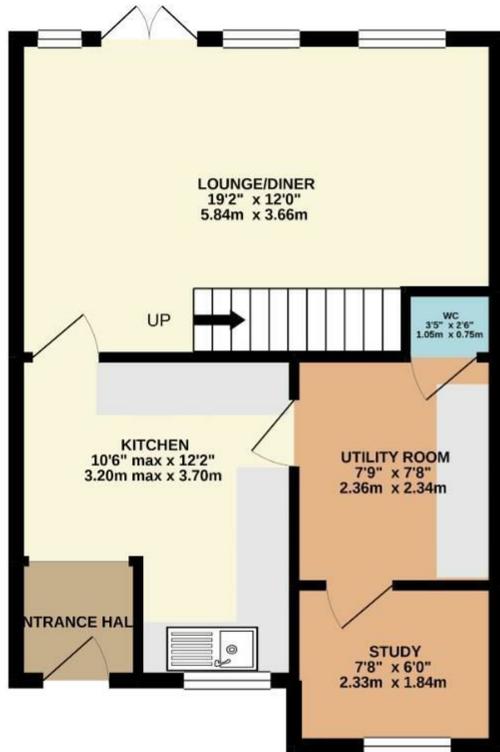
Bathroom

Front

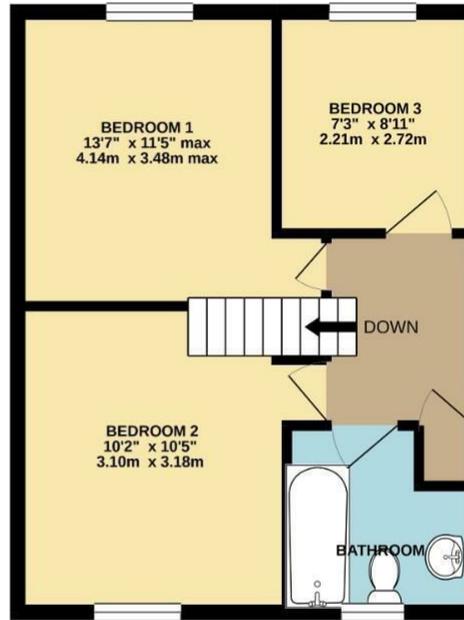
Rear garden



GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

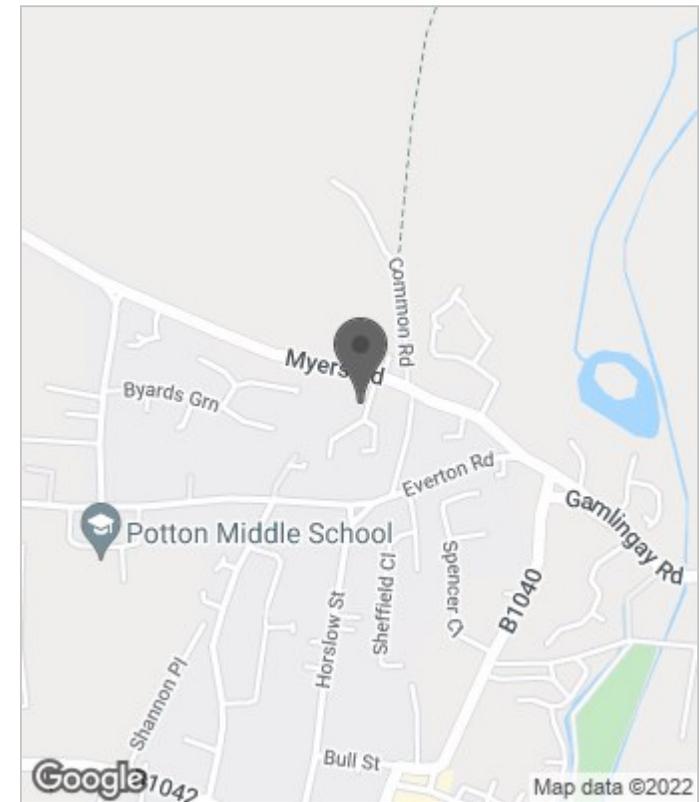


1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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		86
(81-91) B		
(69-80) C	74	
(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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