



Myers Road, Potton, SG19 2RG  
£475,000

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LATCHAM ———  
——— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this "Stunning" Four bedroomed extended semi detached home.

The home is in wonderful condition throughout and offers great sized accomodation with a bit of "Wow" factor. The kitchen is fully fitted with all the appliances you will need and is 13'. Off the kitchen is the dining room with its vaulted ceiling that in turn leads to a great "Snug" which would make a great area to relax in. There is a 15' lounge and a W.c completes the downstairs accommodation. To the first floor there are two double bedrooms and a single bedroom as well as the family bathroom. To the second floor is the main bedroom. Now this has a real "Wow" factor as you walk in. A "Juliet" balcony offers lots of light and a range of extensive fitted wardrobes offer great storage. Then you go through to the luxury En Suite that is simply "Stunning". At 11' in size, it is large for an En Suite and has a full double shower as well, as Dual wash basins.

Outside you have a West facing private rear garden making this a great garden for those sun worshipers. There is a summer house that has power and lighting and is currently used as an office by the present owners. Two/three parking spaces to the front as well as a garage gives you plenty of parking.

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.

As already mentioned this is a stunning home and the first person to view will be impressed!





**Entrance**

**Entrance Hall**

**W.c**

**Kitchen**

13'3 x 8'5 (4.04m x 2.57m)

**Lounge**

15'5 x 11'2 (4.70m x 3.40m)

**Dining Room**

12' x 8'6 (3.66m x 2.59m)

**Snug**

12'7 x 7'2 (3.84m x 2.18m)

**First Floor**

**Landing**

**Bedroom Two**

11'7 x 8'7 (3.53m x 2.62m)

**Bedroom Three**

12'1 max x 7'3 (3.68m max x 2.21m)

**Bedroom Four**

7'3 x 6'5 (2.21m x 1.96m)

**Bathroom**

8'6 x 5'3 (2.59m x 1.60m)

**Second Floor**

**Half Landing**

**Bedroom One**

12'5 x 10'2 (3.78m x 3.10m)

**En Suite**

11'2 x 10'2 (3.40m x 3.10m)

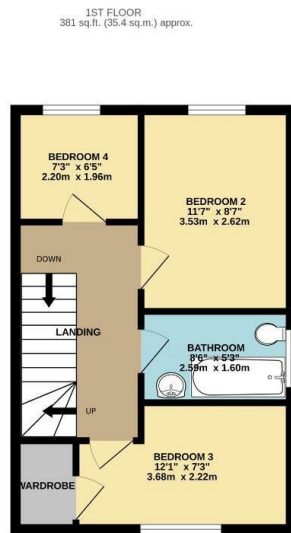
**Outside**

**Rear Garden**

**Front Garden**

**Garage**

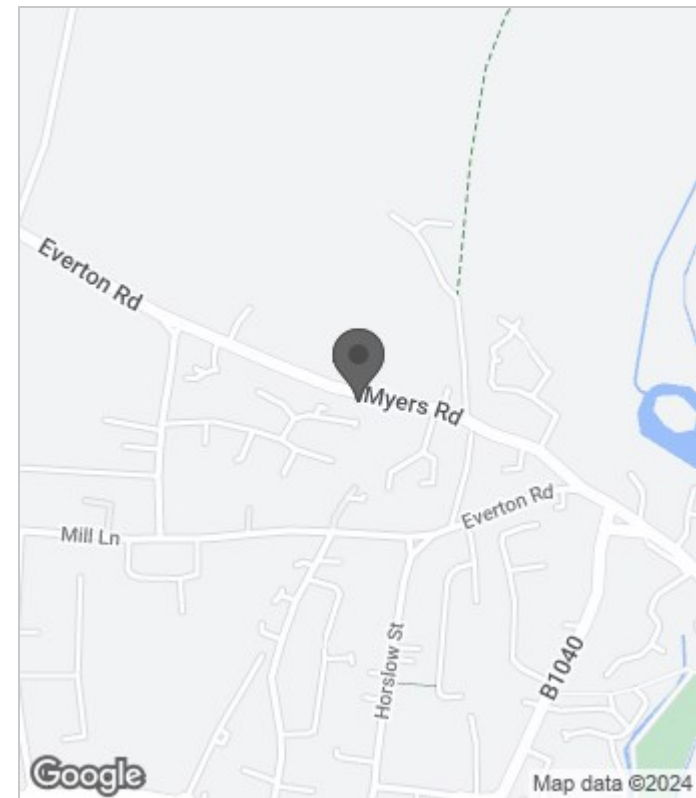




TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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		87
(81-91) B	78	
(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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