



3 Langley Gardens, Potton, SG19 2QF



Asking Price: £425,000

Freehold

Langley Gardens, Potton, SG19 2QF

- Semi Detached Three Storey Home
- Four Bedrooms
- Quiet Cul-De-Sac Location
- Modern Refitted Kitchen/Breakfast Room
- Spacious Full Width Living Room
- Stunning Top Floor Bedroom Suite
- Private Walled Rear Garden
- Garage & Driveway
- Close To School, Shops & Historic Market Square
- 2.6 Mile Drive To Mainline Train Station
- Energy Rating: C / 75

Positioned in a small cul-de-sac in the Market Town of Potton is this four bedroom family home offering a private walled rear garden, garage and driveway parking. The property is located just a 2.6 mile drive to Sandy Mainline Train Station with its convenient links to London.

This impressive home starts with an entrance hall that leads to the WC and the beautiful, modern refitted kitchen/breakfast room with Corian worksurfaces and under floor heating. To the rear is the full width living room with doors opening out to the rear garden.

On the first floor, you will find three well proportioned bedrooms and the family bathroom. Two of the bedrooms are good sized doubles both with built in wardrobe storage.

The top floor is the dedicated main bedroom suite complimented by a stylish en-suite shower room. There is plenty of built in wardrobe storage as well as eavesstorage space.

Outside this property also excels, a private walled garden offers lawn, mature beds, pond and a great decked patio area alongside shed storage. There is also driveway parking immediately to the side which leads to the garage with power, light and loft storage. There is also a door from the garage that opens out into the rear garden.



Accommodation

Ground Floor

Entrance Hall

WC

Kitchen/Breakfast Room 15'4" x 9'4" (4.67m x 2.84m).

Living/Dining Room 11'4" x 16'1" (3.45m x 4.9m).

First Floor

Landing

Bedroom Two 11'1" x 9'3" (3.38m x 2.82m).

Bedroom Three 10'7" x 9'4" (3.23m x 2.84m).

Bedroom Four 7'8" x 6'7" (2.34m x 2m).

Bathroom

Second Floor

Landing

Bedroom One 15'2" x 12'8" (4.62m x 3.86m).

En-Suite Shower Room

Outside

Rear Garden

Driveway

Garage

Tenure - Freehold

Local Authority - Central Bedfordshire Council

Council Tax Band - D

EPC - C / 75



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

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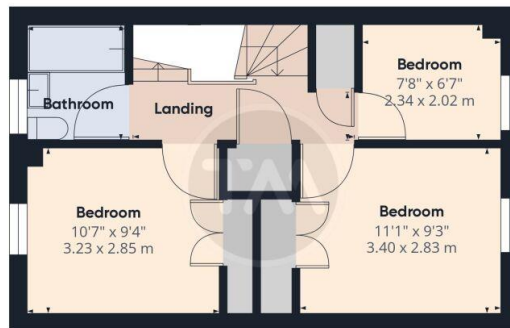
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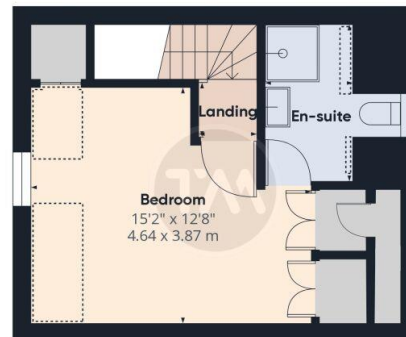
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1084.97 ft²
100.8 m²

Reduced headroom
38.45 ft²
3.57 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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