



4, Langley Gardens

Potton, Sandy,
Bedfordshire, SG19 2QF

Freehold Guide Price £385,000

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properties

We are pleased to offer to the market this four-bedroom semi-detached town house providing family accommodation across three floors. An ideal purchase for the growing family. This property has accommodation comprising of; kitchen/diner, lounge, cloakroom, master bedroom with en-suite, three further good size bedrooms and family bathroom. Externally the property offers a garden mainly laid to lawn with a timber built summerhouse, single garage, and off-road parking for 2 - 3 cars. Located on the outskirts of this small market town within a short distance to Sandy main line train station, several rural countryside walks and the RSPB headquarters. Viewing is highly recommended.

- Semi-detached town house
- Four bedrooms
- Kitchen/diner
- Separate lounge with air conditioning
- En-suite to master
- Rear garden with summerhouse
- Single garage and off road parking
- Council Tax band D & EPC Rating C

Accommodation

Entrance Hallway

Wood effect laminate flooring, radiator, stairs rising to the first floor, under stairs storage, doors to:

Cloakroom

Double glazed window to the side aspect, low level flush WC, tiled to dado height, wash hand basin with fitted vanity unit below, wood effect laminate flooring.

Lounge

11' 5" narrowing to 10' 1" x 16' 2" narrowing to 9' 5" (3.48m x 4.93m)

Wood effect laminate flooring, coving, double glazed window to the rear aspect, two radiators, air conditioning unit, dimmer switch, double glazed French doors to the rear.

Kitchen/Diner

14' 2" x 4' 3" (4.32m x 1.30m)

Double glazed bay window to the front aspect, tiled flooring, radiator, inset spotlights, range of matching wall and base units with a wood effect work surface over, inset fridge/freezer and dishwasher, space and plumbing for a washing machine, inset electric oven with a 5 ring gas hob and extractor fan over, 1 1/2 bowl sink top, tiled splash back.

First Floor

Landing

Stairs rising to the second floor, built in cupboard housing the gas boiler, airing cupboard with the water tank, doors to:

Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

Double glazed window to the rear aspect, radiator, fitted double wardrobe, dimmer switch.

Bedroom Three

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed window to the front aspect, dimmer switch, fitted double wardrobe, radiator.



Bedroom Four

7' 7" x 6' 5" (2.31m x 1.96m)

Double glazed window to the rear aspect, radiator, dimmer switch.

Family Bathroom

Matching white three piece suite comprising; p shaped bath with mixer taps and shower over, low level WC, wash hand basin with pedestal, shaver point, double glazed window to the front aspect, extractor fan, radiator.

Second Floor

Landing

Radiator, door to:

Master Bedroom

15' 5" narrowing to 8' 8" x 12' 8" narrowing to 7' 9" (4.70m x 3.86m)

Double glazed dormer window to the front aspect, eves storage, loft hatch, two double fronted built in wardrobe, door to:

En-suite

Double glazed dormer window to the rear aspect, radiator, low level WC, wash hand basin with pedestal, tiled splash back, shower cubicle, extractor fan, shaver point.

External

Front

Driveway providing off road parking for 2 - 3 cars leading to the garage, pathway leading to the front door.

Rear

The garden is mainly laid to lawn comprising of; patio area ideal for entertaining, raised beds, wall and fence boundaries, gated side access leading to front and pathway to:

Summerhouse

9' 3" x 7' 3" (2.82m x 2.21m)

The summerhouse is fitted with multiple electrical sockets, with wall mounted dual air conditioning and heating unit, laminate flooring and glazed French doors to the garden. This generous space can be used for anything from a gaming room separate to the house, office space, gym or a great place to entertain in the summer months.

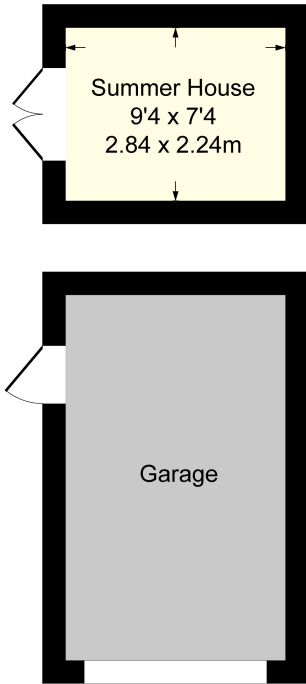
Garage

Metal up and over door, power and lighting, eves storage, pedestrian door to the rear garden.

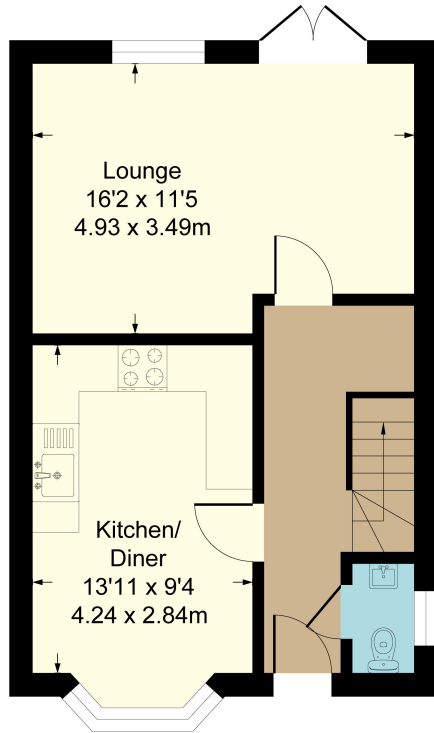




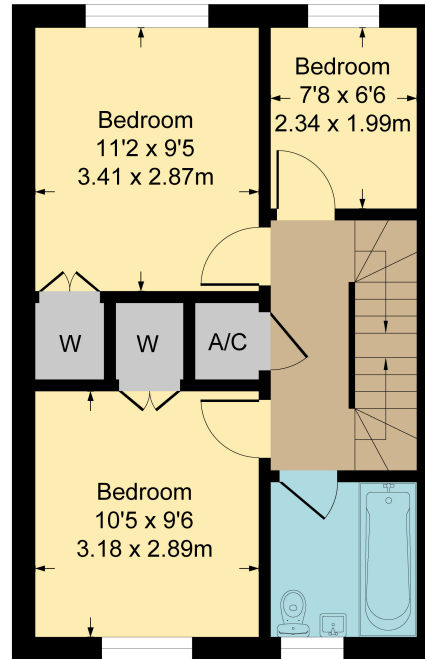
Outbuilding
Area: 6.3 m² ... 68 ft²



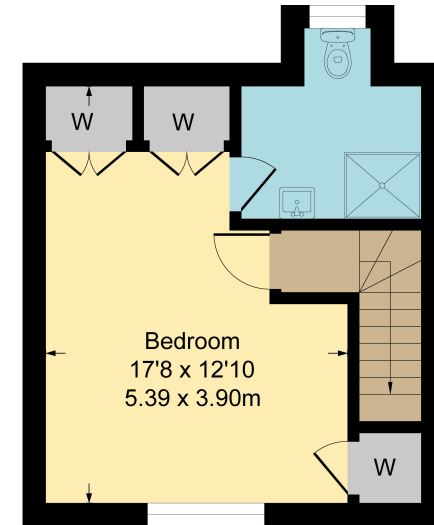
Ground Floor
Area: 39.9 m² ... 430 ft²



First Floor
Area: 38.8 m² ... 418 ft²

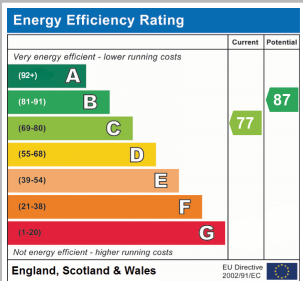


Second Floor
Area: 27.2 m² ... 293 ft²



Total Area: 112.3 m² ... 1209 ft²

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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