



Kennedy
&co.

Oak Crescent

Potton

SG19 2PX

Asking Price Of £309,950

- Offering Great Potential
- Two Double Bedrooms
- Master Bedroom with Dressing Area & En-Suite Shower Room
- Sitting room
- Galley Kitchen
- Conservatory
- Enclosed Rear Garden
- Ample Off Road Parking



'Offering great potential' Semi-detached family home. Reception porch, sitting room, galley kitchen, conservatory & bathroom. To the first floor are two double bedrooms, one with dressing area & en-suite shower. Externally there is an enclosed rear garden, gravelled driveway providing ample off road parking & single garage.

Located within walking distance of the historic Market Square which offers a range of local amenities to include cafes, restaurants, public houses & shops.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

RECEPTION LOBBY

8' 7" x 6' 7" (2.62m x 2.01m) Upvc double glazed window to the front aspect, tiled flooring, underfloor heating, 1/2 glazed door through to:

INNER HALLWAY

Stairs rising to the first floor, under stairs storage cupboard, coving to ceiling, tiled flooring, under floor heating, panel doors off to all rooms.

SITTING ROOM

14' 0" x 12' 4" (4.27m x 3.76m) Upvc double glazed window to the front aspect, laminate flooring, coving to ceiling, open fireplace with decorative mantle (currently capped off), underfloor heating.

GALLEY KITCHEN

15' 8" x 6' 3" (4.78m x 1.91m) Twin Upvc double glazed windows to the rear aspect, 1/2 glazed door opening into conservatory, fitted range of matching base and eye level units, ample worksurface space with tiling to all splash areas, inset 1 1/2 bowl ceramic sink, built in double oven, gas hob with extractor over, plumbing for washing machine and dishwasher, wall mounted gas fired boiler, tiled flooring, underfloor heating.

CONSERVATORY

11' 9" x 8' 8" (3.58m x 2.64m) Tiled flooring, door to garden.

DOWNSTAIRS BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, circular wash hand basin with cupboards under and to side, bath with fitted shower, tiling to all splash areas, heated towel rail, coving to ceiling, recessed ceiling lighting.

FIRST FLOOR LANDING

Upvc double glazed window to the front aspect, over stairs storage cupboard, access to boarded loft space, panel doors off to all rooms.

BEDROOM ONE

12' 4" x 12' 2" (3.76m x 3.71m) Upvc double glazed windows to both side and rear aspects, radiator, coving to ceiling, archway through to:

DRESSING AREA

6' 5" x 5' 9" (1.96m x 1.75m) Upvc double glazed window to the rear aspect, built in wardrobe with mirrored front, built in double cupboard, coving to ceiling, panel door through to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin with cupboards under, enclosed and fully tiled shower cubicle, heated towel rail, tiling to all splash areas.

BEDROOM TWO

12' 4" x 8' 3" (3.76m x 2.51 m) Upvc double glazed window to the front aspect, coving to ceiling, radiator.

ENCLOSED REAR GARDEN

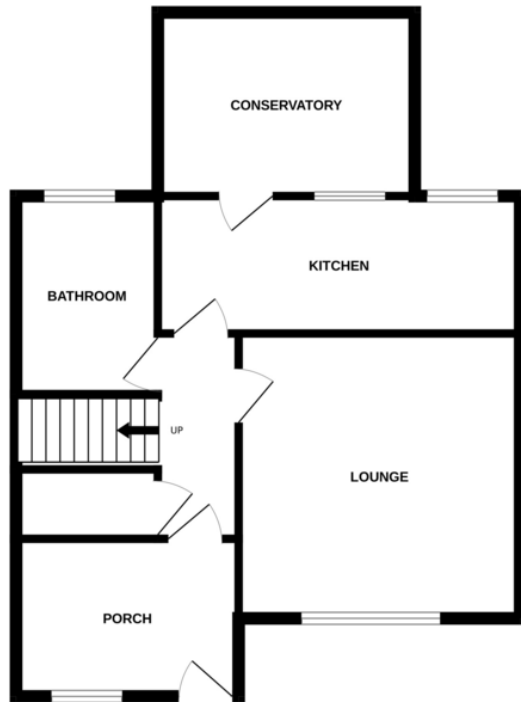
Being laid predominantly to lawn, raised decked area, enclosed by timber panel fencing, outside tap, gated side access.

DRIVEWAY

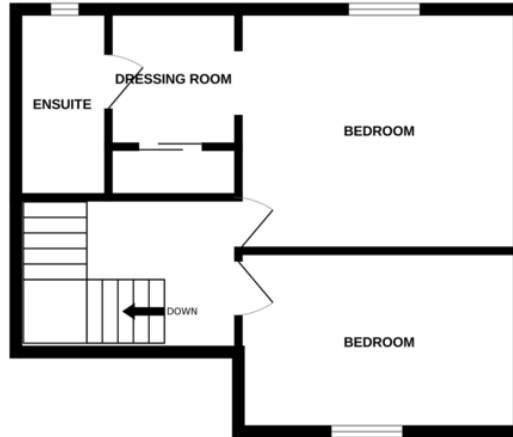
Gravelled driveway providing off road parking for a number of vehicles, pathway to entrance door, detached single garage, workshop.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band C

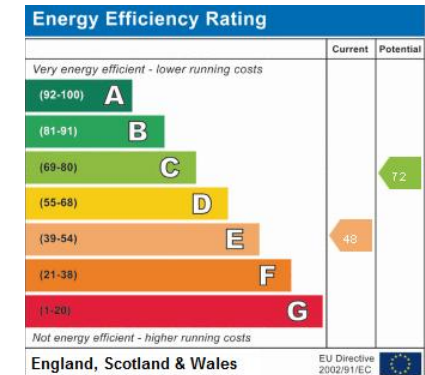
TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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