



Kennedy
&co.

Langley Gardens

Potton

SG19 2QF

£425,000

- Good size walled garden
- Four bedrooms
- Re-fitted en-suite
- Re-fitted kitchen
- Re-fitted bathroom
- Window shutter's to the front
- Off road parking
- Garage with storage



Originally built in 2000 by Westbury Homes these four bedroom town houses have always been in demand providing versatile accommodation for all.

The property has been improved and provides a new kitchen, bathroom and en-suite. Shutter's to the front windows have also been added providing shade and privacy when required. This family home sits on a corner plot with a good sized walled garden. Parking is provided on the driveway in front of the garage which has good storage above.

PARTICULARS

FRONT GARDEN

Small paved area. Driveway to garage. Composite door with glazed panels to:



HALLWAY

Stairs rising to the first floor. Smoke detector. Door to:

CLOAKROOM

Low flush W.C. Wash hand basin with half tiled surround. Radiator.

KITCHEN/BREAKFAST ROOM

14' 4" x 9' 3" (4.37m x 2.82m) Double glazed bay window to the front with shutters. Re-fitted kitchen providing: High gloss base and wall mounted units with matching work tops and breakfast bar. Splash tiled surround. Moulded sink and drainer. Bosch oven. Gas hob and extractor hood. Recess lighting. Radiator. Space for washing machine, dishwasher and fridge/freezer. Underfloor heating.



LOUNGE

16' 1" x 10' 2" (4.9m x 3.1m) Double glazed doors with shutters to the rear garden. Radiator. T.V aerial point.

LANDING

Airing cupboard. Coving to the ceiling.

BEDROOM 2

11' 4" x 9' 3" (3.45m x 2.82m) Double glazed window to the rear. Radiator. Cupboard. coving to the ceiling.

BEDROOM 3

10' 3" x 9' 4" (3.12m x 2.84m) Double glazed windows with shutters to the front. Cupboard. Radiator. coving to the ceiling.

BEDROOM 4

7' 8" x 6' 5" (2.34m x 1.96m) Double glazed window to the rear. Radiator. Coving to the ceiling.

BATHROOM

Bath with shower and screen over. Wash hand basin. Low flush W.C. Splash tiled surround. Shaver point. Frosted double glazed window to the rear.

Stairs rising to:

BEDROOM 1

15' x 12' 7" (4.57m x 3.84m) Fitted cupboards. Double glazed windows with shutters to the front. Radiator. T.V aerial point. Loft hatch with storage. Storage within the eaves. through to:

ENSUITE

Shower within a cubicle. Vanity unit housing the wash hand basin. Radiator. W.C. splash tiled surround. Double glazed window to the rear.

REAR GARDEN

Good size garden on a corner plot. Walled surround. Pond. Patio and lighting. Outside tap.

GARAGE

Single garage with power and lighting with storage within the eaves. Parking to the front.





COUNCIL TAX BAND

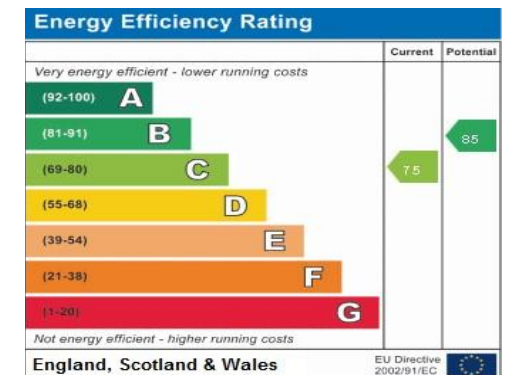
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.