



Kennedy
&co.

Brook End

Potton

SG19 2QS

Asking Price Of £355,000

- Town center location
- Lounge & Dining room
- Bathroom
- Shower room
- Cloakroom
- Three bedrooms
- Beautiful garden
- Garage



Rarely available town centre three bedroom chalet offered with vacant possession and no upward chain. This chalet bungalow is in need of an upgrade and decoration but benefits from a good size lounge and a good size separate dining room, downstairs bathroom, shower room and separate W.C.

The garden is particularly beautiful with mature trees, ornamental pond, shrubs, garden store and the added benefit of a garage.

PARTICULARS

SMALL PORCH

Double glazed door to:

HALL

Doors to all principle rooms.

LOUNGE

23' 8" x 13' (7.21m x 3.96m) Max. Ornamental stone fireplace with display plinth and recess shelving. Wall lighting. Double glazed window to the front and side. Two radiators. Coving to the ceiling. Meter cupboard.

DINING ROOM

17' x 11' 4" (5.18m x 3.45m) Exposed brick work with built in cupboard and shelving. Double glazed window to the side. Two radiators. Small step up to the back door with Double glazed window to the side and stairs rising to the first floor.

DOWNSTAIRS BATHROOM

Large jacuzzi bath. Pedestal wash hand basin. W.C Double glazed window to the side. Electric wall mounted heater.

DOWNSTAIRS SHOWER ROOM

Double glazed frosted window to the front. Shower within a cubicle.

CLOAKROOM

W.C Wash hand basin. Heated towel rail. Double glazed frosted window to the front.

KITCHEN

11' 5" x 10' 3" (3.48m x 3.12m) Base and wall mounted units. Half tiled surround. Double drainer and sink. Rolled edge work tops. Built in gas oven and hob with circulator. Plumbing and space for washing machine. Space for tumble dryer. Serving hatch to the dining room. Double glazed patio doors to the garden.

UPSTAIRS

Large landing with deck area. Radiator. Two very large roof voids (possible extension to make larger bedroom S.T.P). Recently refitted boiler with cupboard.

BEDROOM 1

12' 9" x 8' 6" (3.89m x 2.59m) Built in wardrobes. Two double glazed windows to the side. Radiator. Coving to the ceiling.

BEDROOM 2

12' 3" x 7' 6" (3.73m x 2.29m) Double glazed window to the side. Radiator. Coving to the ceiling.

BEDROOM 3

8' x 4' 9" (2.44m x 1.45m) Storage cupboard. Double glazed window to the side. Radiator.

OUTSIDE

Good sized secluded patio area. Brick built garden store. Mature trees and shrubs. Ornamental pond.

Lawn area.

Side passageway to a good size garage



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: D

OFFICE

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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