

Garden Fields, Sandy, SG19 2GH

By auction £395,000

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LATCHAM DOWLING

ESTATE AGENTS

or sale by online auction on 25th November 2026, with bidding closing at 12.45pm

Guide Price £395,000

Nestled in the charming area of Garden Fields, Potton, this delightful four-bedroom detached house is being offered for auction presenting an excellent opportunity for an investor or those seeking a family home with potential.

This property is ideal for buyers looking to invest in a residence that requires a touch of care and attention to truly shine.

Upon entering, you will find two separate reception rooms, providing ample space for both relaxation and entertaining.

The layout is designed to accommodate family life comfortably, with the added benefit of gas radiator heating and double-glazed windows, ensuring warmth and energy efficiency throughout the seasons.

The master bedroom is a standout feature, complete with an en suite bathroom, offering a private retreat for the homeowners.

Additionally, the property boasts a well-appointed four-piece family bathroom, catering to the needs of a busy household.

Outside, there is parking available for up to three vehicles, a valuable asset in this desirable location.

There is a good sized South-east facing rear garden and garage and parking.

In summary, this four-bedroom detached house in Garden Fields is a promising opportunity for families looking to create their ideal living space in a pleasant neighbourhood.

With its spacious reception areas, comfortable bedrooms, and convenient parking, this property is well worth considering for your next home.

Potton itself is a delightful town, known for its friendly community and picturesque surroundings.

With a range of local amenities, including shops, schools, and parks, it provides a wonderful environment for both families and professionals.

Buyers premium of 1%+ vat is payable by the buyer on a successful purchase, subject to a minimum of £5000+vat.

Go to www.thepropertyauctiongroup.co.uk for legal pack.

Entrance

Entrance hall

W.c

Dining room
11'6" x 8'9" (3.51m x 2.67m)

























Lounge
14'0" x 11'4" (4.27m x 3.45m)

Kitchen/breakfast room
12'4" x11'6" (3.76m x3.51m)

First floor

Landing

Bedroom One
12'0" x 10'0" (3.66m x 3.05m)

En Suite

Bedroom Two
13'7" x 8'9" (4.14m x 2.67m)

Bedroom three
13'4" max x 8'5" (4.06m max x 2.57m)

Bedroom four
9'8" x 6'5" (2.95m x 1.96m)

Family bathroom

Outside

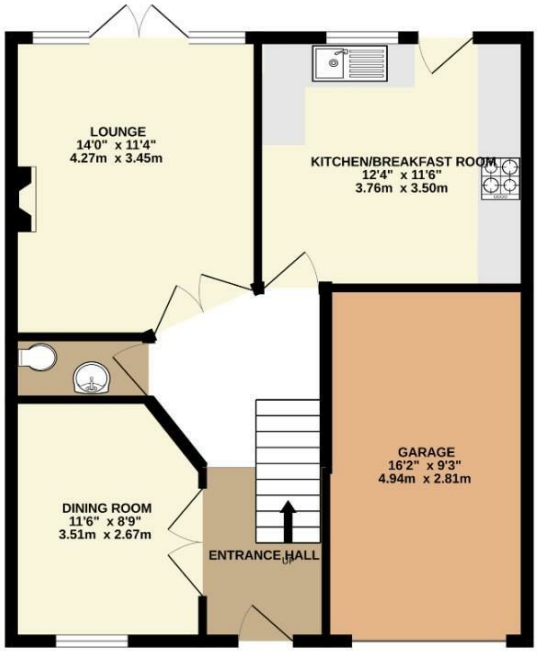
Rear garden

Front garden

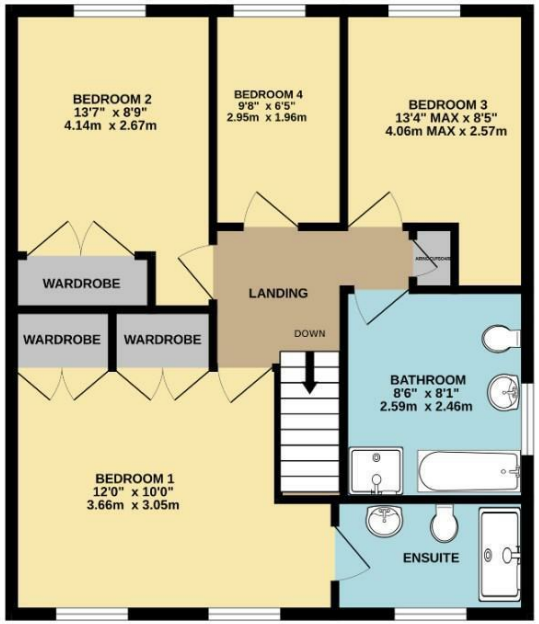
Garage and parking
16'62 x 11'11" (4.88m x 3.63m)

AGENTS NOTE

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

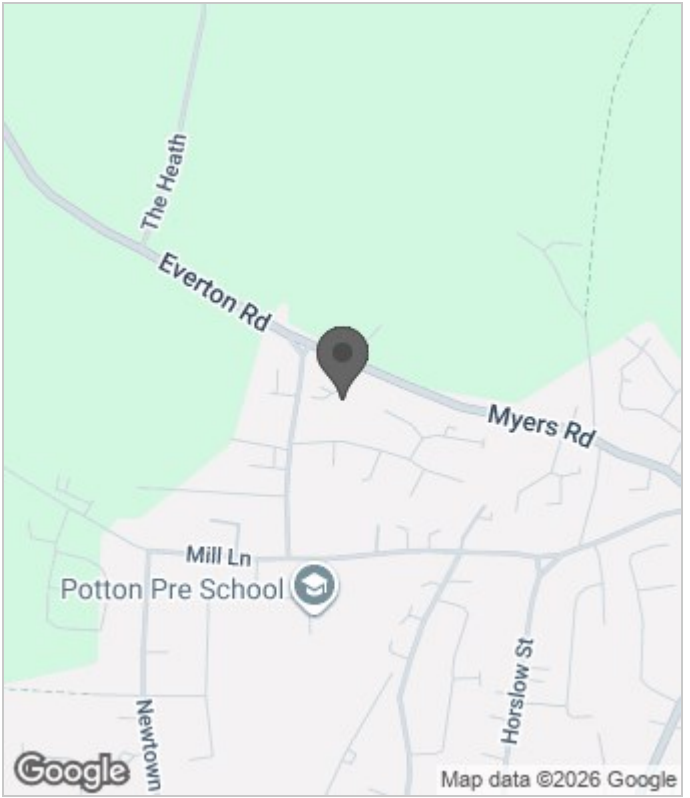


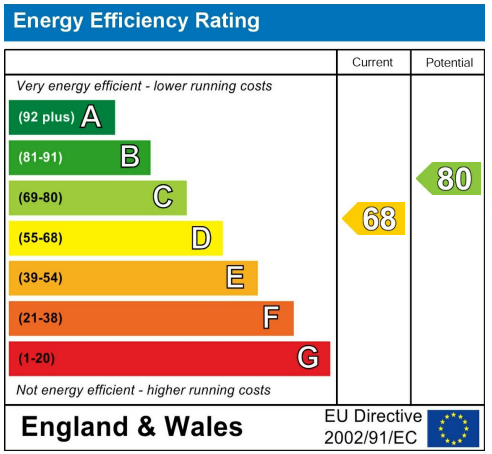
1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

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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