



HARVEY ROBINSON

Guide Price

£375,000

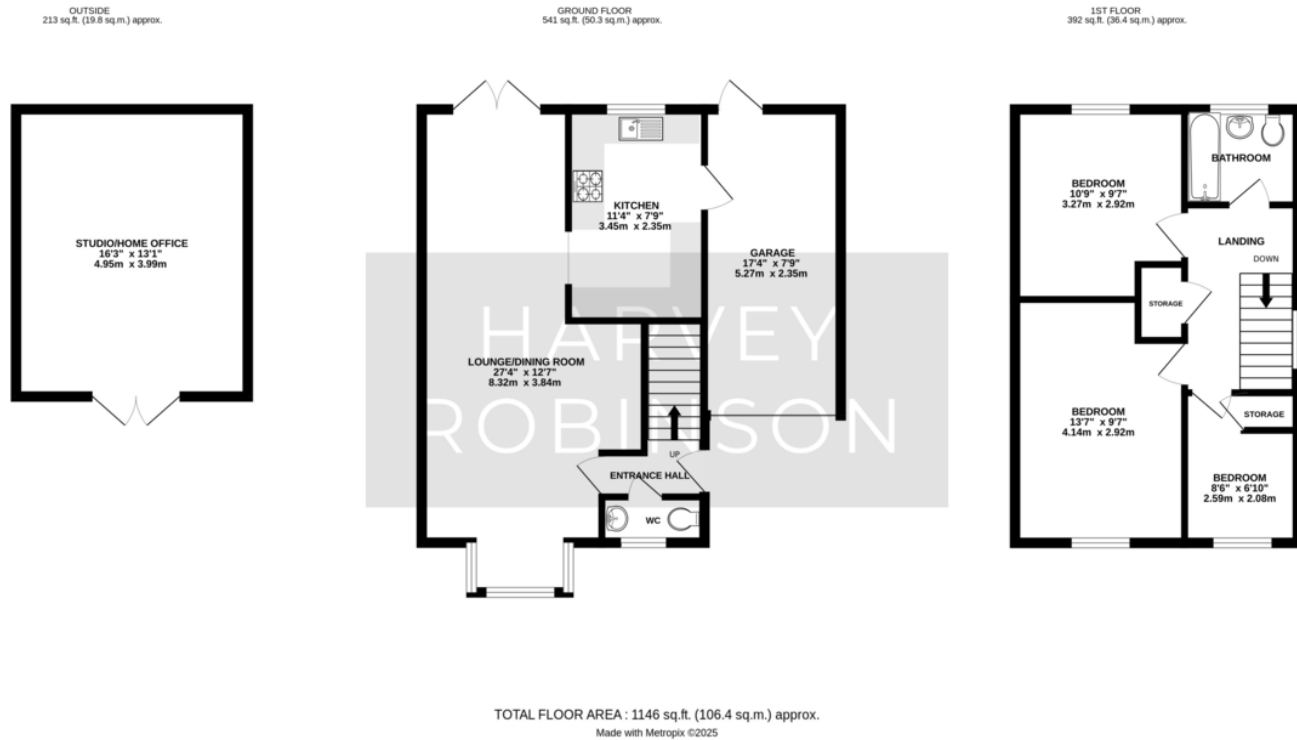
23 The Paddocks

Potton, SG19 2QD

This spacious three-bedroom link-detached family home has been beautifully renovated throughout and is offered to the market with no onward chain. The ground floor accommodation in brief consists of an entrance hall with a cloakroom, large lounge/dining room with patio doors into the garden, refitted kitchen in 2023 complete with integrated appliances, and a single garage with power and lighting. Upstairs you will find a gorgeous refitted family bathroom and three generous bedrooms. The garden has been thoughtfully landscaped and further benefits from a large detached studio/home office with electricity, air-conditioning and is fully insulated. Becoming a hugely sought-after location, Potton is serviced well with the Historic Georgian Square in the town providing busy local shops to include convenience stores, hair salons, popular restaurants, takeaways, public houses, and OFSTED-rated 'Good' Potton Primary School. For the commuter, train stations providing access into London Kings Cross and St Pancras within the hour can be found at Biggleswade and Sandy towns. This home must be viewed to be fully appreciated. For further information and to arrange your own private viewing, please contact our Biggleswade estate agent offices.







## FAQs

Property Tenure: Freehold  
Property Constructed: 1985

Council Tax Band: D

Lower School Catchment: Potton Lower

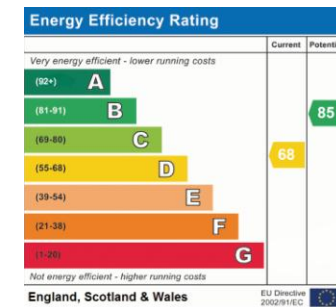
Middle School Catchment: Burgoyne

Upper School Catchment: Sandy / Stratton

Postcode for SatNav: SG19 2QD

What3Words Location: ///flank.carpets.flush

EPC Rating: D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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