



JOSHUA JAMES

ESTATE AGENTS

# Old Bedford Road, Potton, Sandy, Bedfordshire, SG19 2QL

Asking Price £475,000

3 1 2

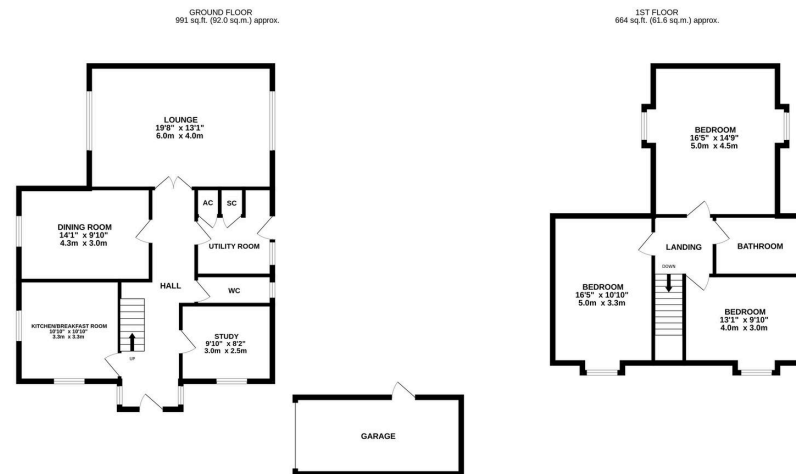
- Individually Designed Detached Family Home
- Fitted Kitchen / Breakfast Room
- Dual Aspect Sitting Room & Dining Room
- Low Maintenance Gardens to Both Front & Rear
- Countryside Walks on Your Doorstep
- Spacious Well Planned Accommodation
- Study with Fitted Office Furniture
- Three Double Bedrooms
- Ample Off Road Parking & Single Garage
- No Forward Chain



Individually designed detached family home in a non estate location, with countryside walks on your doorstep. Spacious well planned accommodation with quality fixtures & fitting throughout. Fitted kitchen / breakfast room, study with fitted office furniture, well proportioned dining room & dual aspect sitting room. To the first floor are three double bedrooms & family shower room. Externally there is an enclosed low maintenance rear garden with large patio & artificial lawn. To the front is a block paved driveway providing off road parking for a number of vehicles, leading to a detached single garage with additional eaves storage space. Offered for sale with no forward chain.

Situated in the bustling market town of 'Potton', this home provides the perfect blend of rural charm and contemporary amenities. Scenic countryside walks and an array of unique shops, pubs and eateries are all just a leisurely walk away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	