



HARVEY ROBINSON

Guide Price

£575,000

12 Tear Crescent

Potton, SG19 2FB

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this modern and spacious four double bedroom executive detached family home located within the popular and sought after Tall Trees development in Pottton. Constructed in 2019 by Tilia Homes to 'The Canterbury' design, the versatile accommodation in brief consists of an Entrance Hall, Cloakroom, a large dual-aspect Lounge with a feature media wall, a Dining room, Study, and a Kitchen/Breakfast Room leading to a Utility Room completing the downstairs living space. Upstairs, a Galleried Landing leads to four double Bedrooms – two with refitted En-suite facilities - and a luxury refitted bathroom. Bedroom One benefits from having fitted wardrobes. Outside, the property sits on a corner plot providing exceptional elevated views of the neighbouring parkland. A brick-wall enclosed South-facing Garden is located to the rear of this home, with off road parking leading to a detached single Garage found at the front. Growing in popularity, Pottton is serviced well with the Historic Georgian Square providing busy local shops to include convenience stores, hair salons, fish and chip bars, takeaw ays, public houses, hardware stores, a hotel and many more with the Town Clock being a focal point. Primary Schooling is also present. 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. For further information and to arrange a viewing, please contact our Biggleswade estate agent offices.

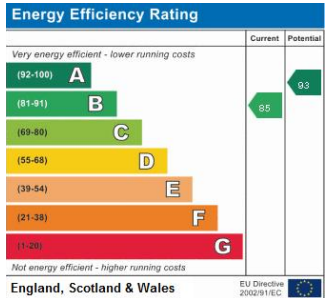
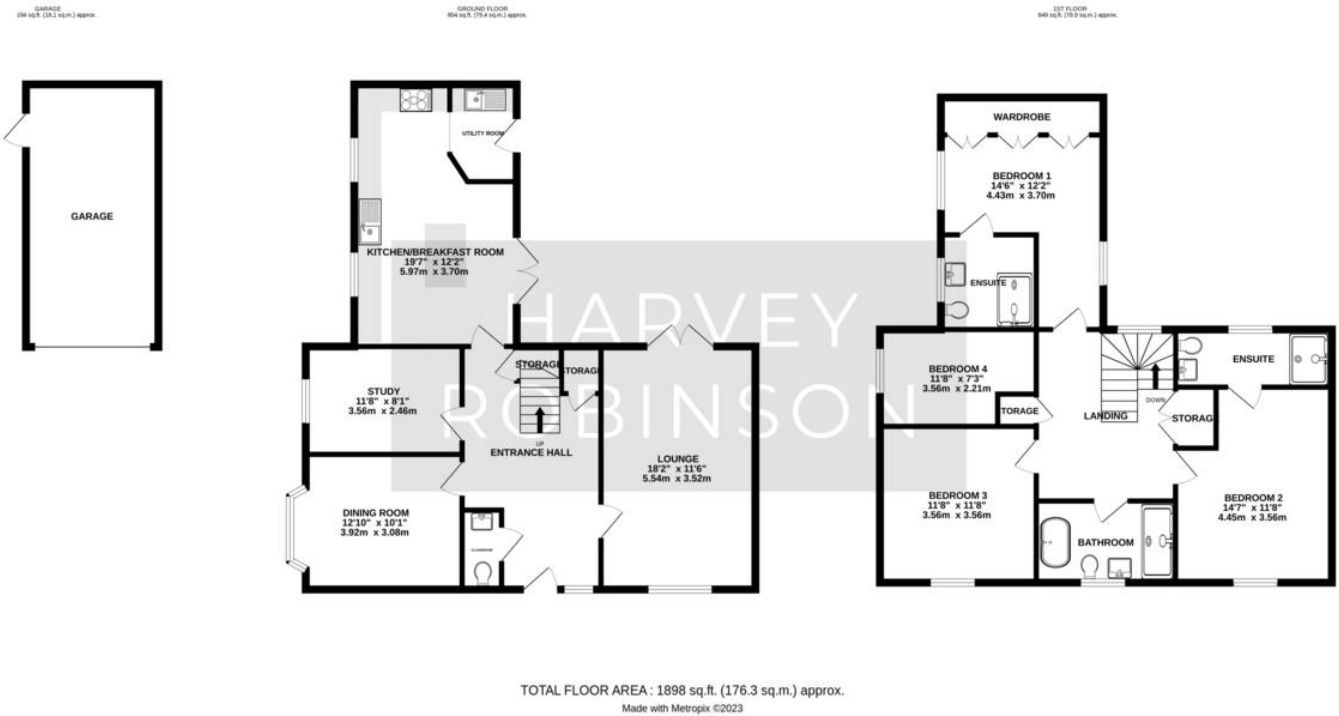
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## FAQs

Property Tenure: Freehold  
 Property Constructed: 2019  
 Council Tax Band: C  
 Lower School Catchment: Potton Lower  
 Middle School Catchment: Burgoyne  
 Upper School Catchment: Sandy / Stratton  
 Postcode for SatNav: SG19 2FB  
 What3Words Location: ///takeovers.react.lemmings  
 EPC Rating: B



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

HARVEY ROBINSON

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