



18 Everton Road, Potton - SG19 2RA

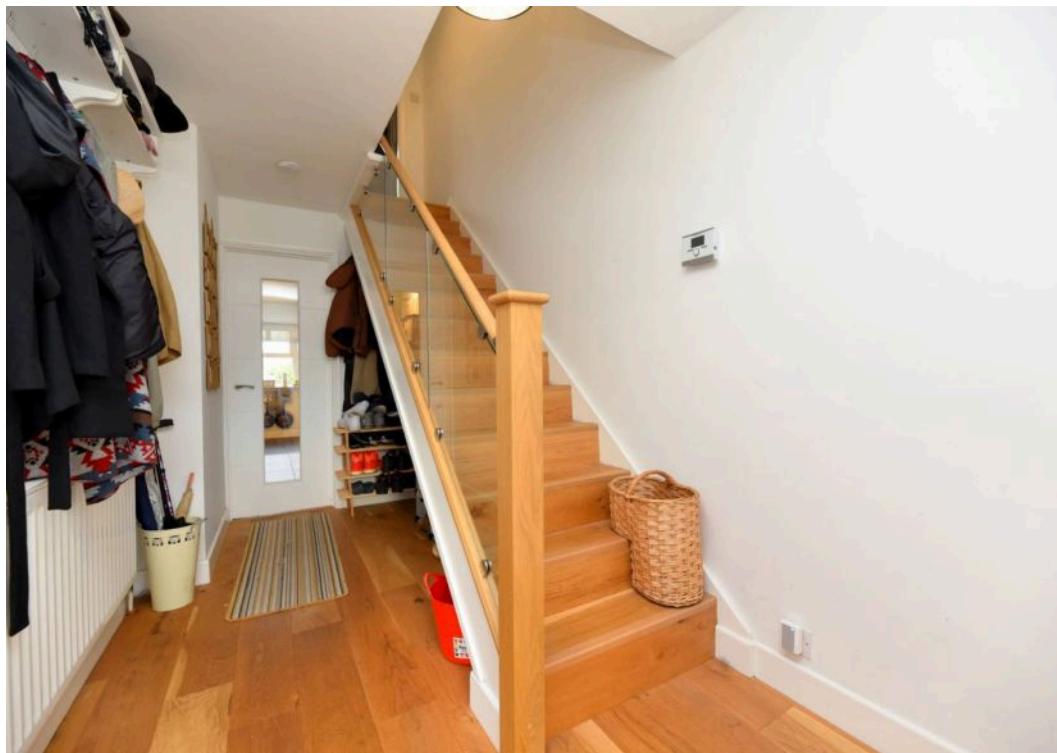
In Excess of £350,000



HARVEY  
ROBINSON

- THREE BEDROOMS
- END TERRACED FAMILY HOME
- KITCHEN / DINING ROOM
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES
- VIEWINGS HIGHLY RECOMMENDED





We are pleased to offer for sale this well-presented end-of-terrace family home, located in the centre of the popular town of Potton, Bedfordshire.

The property is entered via an entrance hallway which leads to a spacious lounge. To the rear is an open-plan kitchen/dining room with double patio doors opening onto the rear garden. A downstairs cloakroom and study is also located on the ground floor.

Upstairs, the first floor offers three good-sized bedrooms and a modern family bathroom.

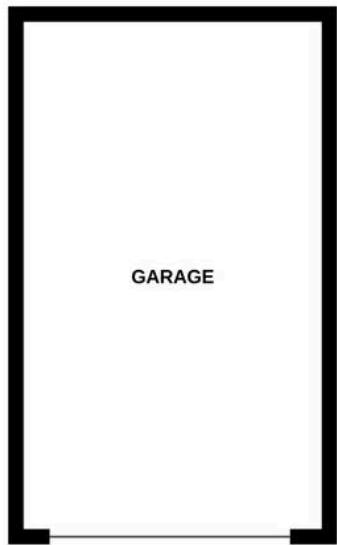
Outside, the property benefits from a generously sized rear garden, mainly laid to lawn with a patio area. There is side access to the front of the property, along with a good-sized front garden and a garage located a short distance away with on street parking.

#### LOCATION AND AMENITIES

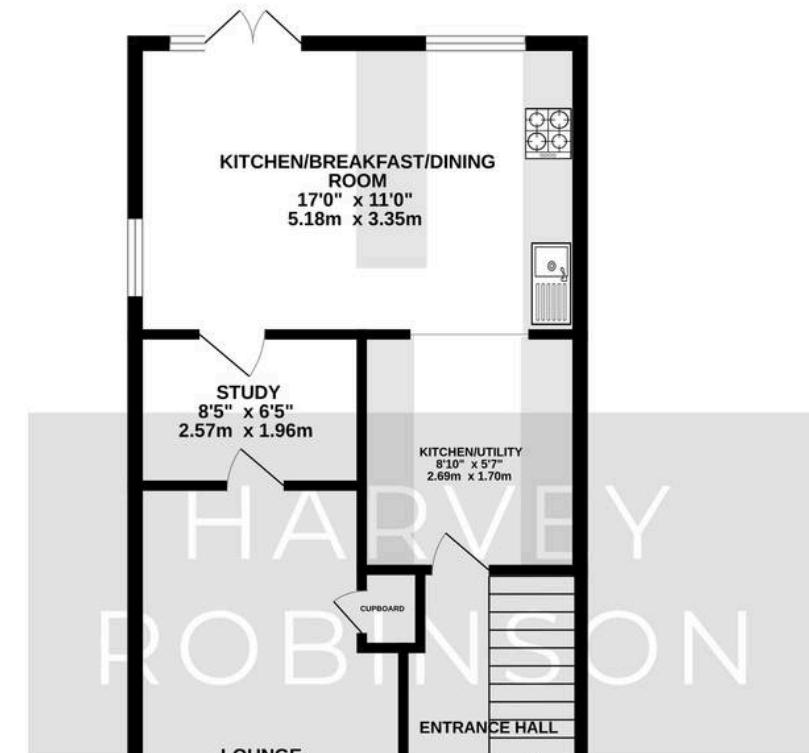
Becoming an increasingly sought-after location, Potton offers a thriving community centred around its historic Georgian Square, home to a variety of local shops including convenience stores, hair salons, takeaways, fish and chip bars, public houses, a hardware store, a hotel and more, with the iconic Town Clock standing proudly at its heart. Primary schooling is available in the town, and for commuters, train stations at both Biggleswade and Sandy provide access into London Kings Cross and St Pancras within the hour. This home truly must be viewed to be fully appreciated. For more information or to arrange your own private viewing, please contact our Biggleswade estate agent office.



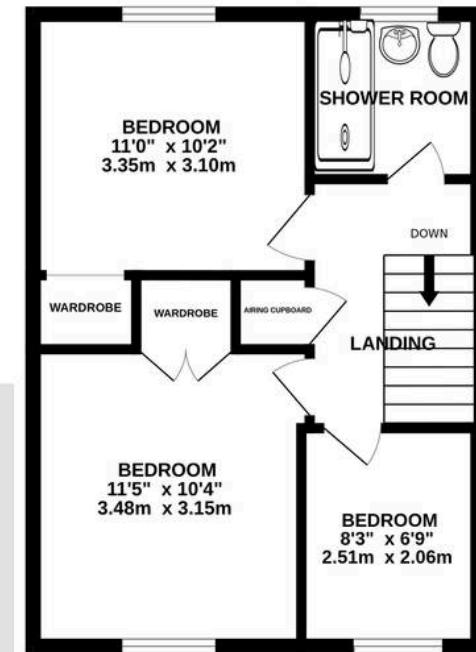
GARAGE  
240 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



FIRST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.  
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## FAQ'S

Property Tenure: Freehold

Property Built: 1967-1975

Council Tax Band: C

Primary School Catchment: Potton

Secondary School Catchment: Sandy Secondary or Stratton Upper

What3Words Location: ///buzzer.record.loom

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

## TRAVEL

Distance to A1: 5.3 miles

Biggleswade Railway Station: 4.8 miles

Cambridge: 19.7 miles

Bedford: 13.3 miles

London: 49.7 miles

