



JOSHUA JAMES
ESTATE AGENTS
FOR SALE
07777 032346
www.joshuajames.co.uk



JOSHUA JAMES

ESTATE AGENTS

Kitchener Grove, Potton

£550,000

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- Executive Detached Family Home
- Four Double Bedrooms
- Fitted Kitchen / Breakfast Room & Utility Room
- Private Rear Garden with Large Decked Area
- Walking Distance to all Local Amenities
- Separate Reception Rooms & Study / Home Office
- Master En-Suite & Family Bathroom
- Oversized Single Garage with Eaves Storage
- Cul-De-Sac Location
- No Forward Chain



Executive Detached Family home - Separate Reception Rooms - Study / Home Office- Fully Fitted Kitchen / Breakfast Room - Utility Room - Cloakroom - Four Double Bedrooms - En-Suite Shower Room & Family Bathroom - Private Rear Garden - Oversized Single Garage with Additional Parking. NO FORWARD CHAIN.

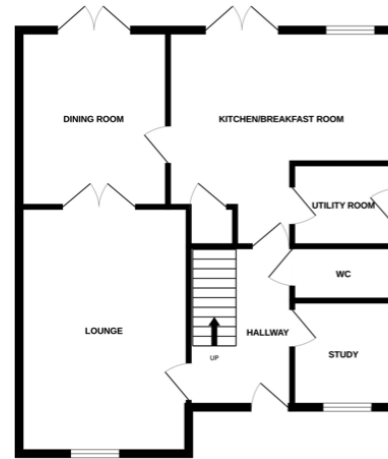
Tucked away in a cul-de-sac of only three properties, located on the popular 'Tall Trees, development built by Messrs 'Kier Homes' in 2019, the children's play area, community orchard & 'Peagnut Woods' being just a short distance away.

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.

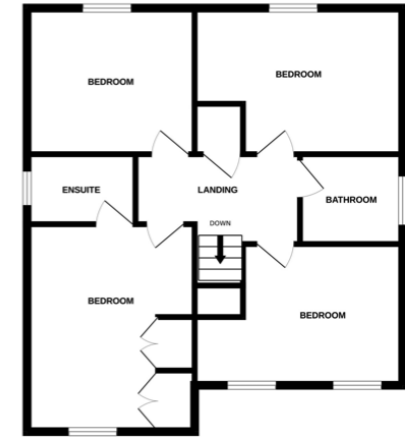




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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