



JOSHUA JAMES

ESTATE AGENTS

Tear Crescent, Potton, Bedfordshire, SG19 2FB

Offers Over £385,000

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- Beautifully Presented Family Home
- Fully Fitted Kitchen / Breakfast Room
- Sitting Room with Feature Media Wall
- Three Bedroom Townhouse
- Master Bedroom with Dressing Area & En-Suite
- Low Maintenance Enclosed Rear Garden
- Oversized Single Garage & Parking
- Overlooking Children's Play Area & Community Orchard
- Popular Residential Development
- Walking Distance to Shops & Schools



This stunning semi detached family residence is conveniently located within a short stroll from all local conveniences. Boasting a fully fitted kitchen/breakfast room with space for table & chairs, sitting room with media wall & feature fire & three double bedrooms with master en-suite. Externally there is a low maintenance rear garden, oversized single garage with additional eaves storage & off road parking.

The property is located on the popular 'Tall Trees, development built by Messrs 'Kier Homes' in 2019, with open views to the front over the children's play area, community orchard & 'Peagnut Woods'.

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





While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	