



JOSHUA JAMES

ESTATE AGENTS

Yew Tree Close, Potton SG19 2BF

Asking Price £465,000

 4  2  2

- Private Cul De Sac Location
- Walking Distance to all Local Amenities
- Four Well Proportioned Bedrooms
- Fully Fitted Kitchen / Dining Room
- Sitting Room with Bay Window
- Off Road Parking & Single Garage
- West Facing Rear Garden
- En-Suite Shower to Master Bedroom
- Built in Wardrobes to Bedrooms One & Two
- Gas Central Heating and Upvc Double Glazing



A detached family home situated on a small development just off Sheepwalk Close. Located within walking distance of all local shops & amenities with the park & 'Pegnut Wood' just a short walk away. The property benefits from sitting room with bay window, fully fitted kitchen / breakfast room & four well proportioned bedrooms, with en-suite shower to the master. Externally there is an enclosed west facing garden, off road parking for two vehicles & single garage.

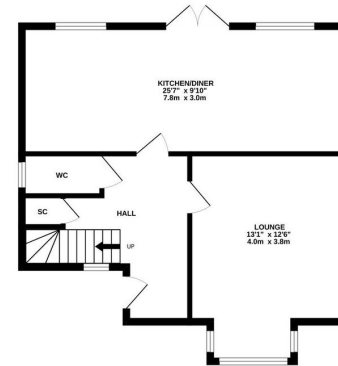
Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately 1.9 miles away.

There are good road links into Cambridge & London with the nearby towns of Biggleswade and Sandy also offering a wider range of High Street amenities with easy access to the A1 & with rail links into London Kings Cross St Pancras.

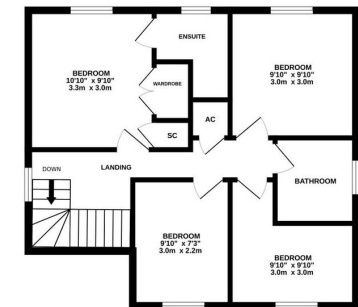




GROUND FLOOR
577 sq. ft. (53.6 sq.m.) approx.



1ST FLOOR
557 sq. ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq. ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 operation or efficiency can be given.
Made with Netmapr ©2025

The Granary, Crownhill Farm, Wilden MK44 2QS
T 07773 032346 | E jonathan@joshuajamesproperty.co.uk
www.joshuajamesproperty.co.uk