



HARVEY ROBINSON

Offers in Excess of
£350,000

21 Myers Road
Potton, SG19 2RG

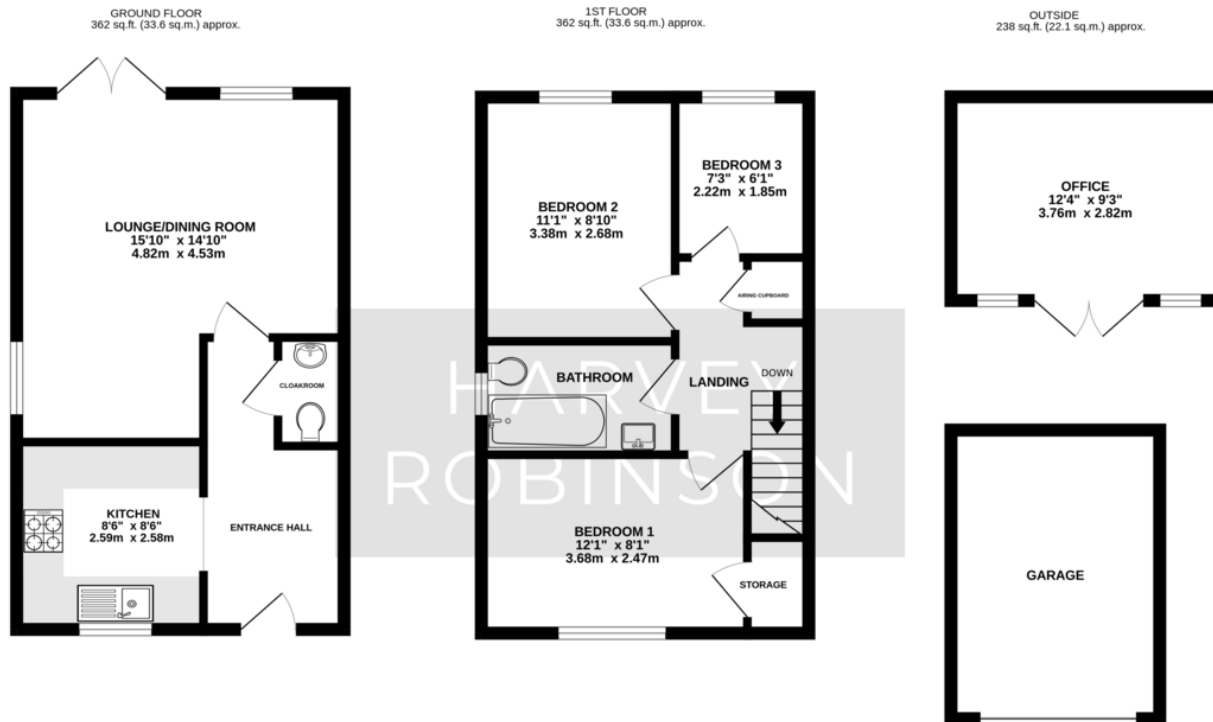
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this super-stunning and beautifully presented three bedroom semi-detached family home located within an exclusive development of just four homes, on the outskirts of the town of Potton. Constructed in 2012, the well-proportioned accommodation in brief consists of an entrance hall, cloakroom, a kitchen with integrated appliances and a spacious lounge/dining room to the Ground Floor. Three Bedrooms with a modern fitted family bathroom can be found located on the First Floor. Outside, the property has a generous sized, enclosed rear garden primarily laid to lawn with a paved patio – perfect for outside dining and entertaining. A fully insulated, heated, and sound-proofed timber constructed office (12'4 x 9'3) is also located in the garden providing a valuable working-from-home office/studio space. To the front is a garage with power and light connected with parking too for up to 4 vehicles. Becoming a hugely sought-after location, Potton is serviced well with the Historic Georgian Square in the town providing busy local shops to include convenience stores, hair salons, fish and chip bars, takeaways, 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. This home must be viewed to be fully appreciated. For further information and to arrange your own private viewing, please contact our Biggleswade estate agent offices.



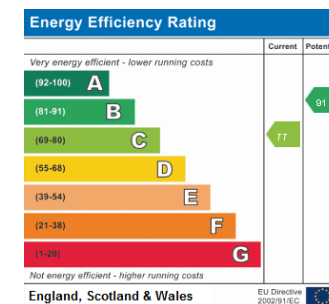


FAQs

Property Tenure: Freehold
 Property Constructed: 2012
 Council Tax Band: C
 Lower School Catchment: Potton Lower
 Middle School Catchment: Burgoyne
 Upper School Catchment: Sandy / Stratton
 Postcode for SatNav: SG19 2RG
 Loft Boarded: Yes
 Water Meter: Yes
 What3Words Location: ///flinches.summaries.tabloid
 EPC Rating: B



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.
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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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