



The Paddocks

Potton, Sandy,
Bedfordshire, SG19 2QD
OIEO £375,000

country
properties

This stunning family home is located in a well-established and highly sought-after residential area of this popular market town. Within easy walking distance of local amenities, this beautifully presented, move-in-ready property is a must-see and should be viewed at your earliest opportunity.

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.

A market town with many amenities. It has a school, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively and both offer mainline train stations to London St Pancras.

Anti-Money Laundering (AML):

To meet legal requirements, all purchasers are required to complete an Anti-Money Laundering (AML) and financial sanctions check once a sale has been agreed, subject to contract. This check is carried out securely by our trusted third-party provider.

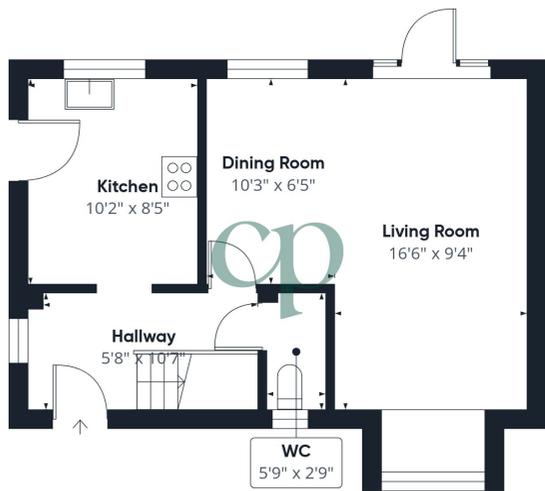
The cost is £60 inclusive of VAT per property, payable by the applicant(s).

- • Detached Family Home
- • Garage and Driveway parking for Three Vehicles
- • Beautifully presented throughout
- • Recently Fitted Kitchen and Bathroom
- • Downstairs WC
- • Bright and airy throughout
- • Five Minute Walk to the Town Centre
- • Freehold
- • EPC - TBC

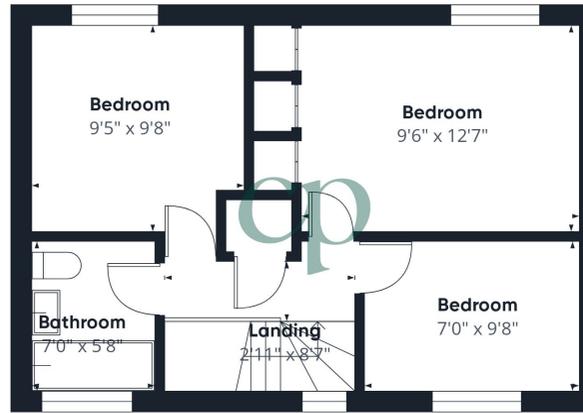








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
917 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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