



**Kennedy**  
&co.

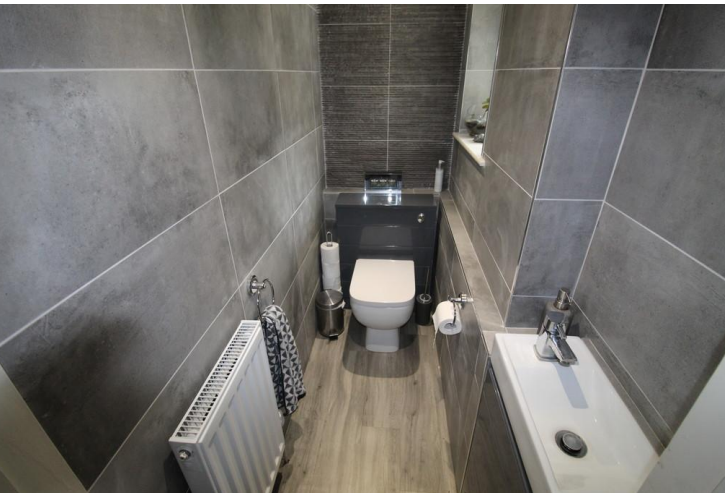
18 Everton Road

Potton

SG19 2RA

Offers in Excess Of £275,000

- Three Bedroom Family Home
- Extended to The Rear
- Stunning Open Plan Kitchen / Dining Room
- Re-Fitted Cloakroom
- Good Size Sitting Room
- Single Garage En Bloc
- Enclosed Rear Garden
- Study & Utility Area



End terrace property set well back from the road with single garage en bloc. Having been extended to the rear to create a stunning open plan kitchen / dining room. The property further benefits from sitting room, study area, three bedrooms, shower room and enclosed rear garden.

Part double glazed door opening into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, radiator, laminate flooring, doors off to:

#### **CLOAKROOM**

Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc and vanity wash hand basin, radiator, tiling to walls and floor, recessed ceiling lighting.

#### **SITTING ROOM**

21' 8" x 10' 3" (6.6m x 3.12m) Upvc double glazed window to the front aspect, laminate flooring, radiator, large storage cupboard, multi pane door through to study area.

#### **STUDY AREA**

8' 6" x 5' 8" (2.59m x 1.73m) Laminate flooring, step down into kitchen / dining room.

#### **UTILITY AREA**

8' 10" x 6' 4" min (2.69m x 1.93m) Range of base and matching eye level units, work surface space with tiling to splash areas, plumbing for washing machine and dishwasher, space for fridge / freezer, laminate flooring, step down into kitchen / dining room.

#### **OPEN PLAN KITCHEN / DINING ROOM**

17' 0" x 11' 0" (5.18m x 3.35m) Upvc double glazed windows to both the rear and side aspects, French doors opening to garden, fitted with a range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space with tiling to all splash areas, range cooker with extractor hood over, slate flooring to kitchen area, laminate to dining area, breakfast bar, space for table and chairs, twin radiators.

#### **FIRST FLOOR LANDING**

Loft access, storage cupboard, over stairs cupboard, doors off to:

### **BEDROOM ONE**

11' 4" x 10' 4" (3.45m x 3.15m) Upvc double glazed window front aspect, radiator, built in double wardrobe.

### **BEDROOM TWO**

10' 4" x 10' 2" (3.15m x 3.1m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe.

### **BEDROOM THREE**

8' 4" x 6' 9" (2.54m x 2.06m) Upvc double glazed window to the front aspect, radiator.

### **SHOWER ROOM**

Upvc double glazed window to the rear aspect, fitted three-piece suite comprising low level Wc, vanity wash hand basin and walk in shower, heated towel rail, tiling to all splash areas.

### **REAR GARDEN**

Patio area leading to lawn, pathway to shed and further patio area set to the rear of the garden, enclosed by timber panel fencing, tap, gated side access.

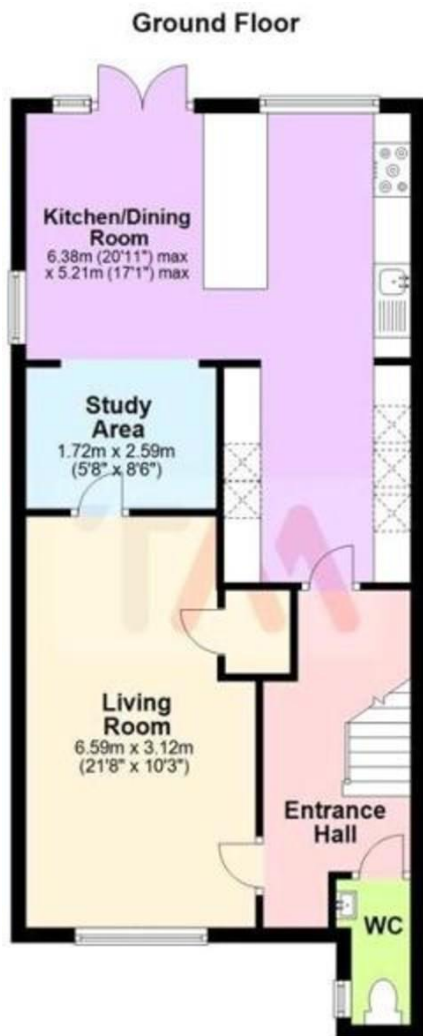
### **FRONT GARDEN**

Well stocked flower and shrub beds, pathway to entrance door.

### **GARAGE EN BLOC**

Single garage, set to the side of the properties.





**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>83</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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 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