



**Kennedy  
& Co.**

47 Waverley Avenue, Sandy

SG19 1TD

EPC: D

£313,500

- Three Bedroom Semi-Detached Home
- Entrance Hall
- Very Spacious 23ft Lounge/Diner
- Modern Fitted Kitchen
- Conservatory
- Re-Fitted Family Bathroom
- Driveway For 1-2 Vehicles
- Single Garage With Power and Light Connected
- Enclosed Rear Garden



**A fantastic opportunity to purchase this very well presented and improved three bedroom semi-detached home, benefitting from a single garage, off road parking for up to 2 cars and a 23ft lounge/diner, situated in a quiet sought after location within Sandy.**

**This superb property briefly boasts a generous entrance hall, very spacious 23ft lounge/diner, double glazed conservatory, modern fitted kitchen, and re-fitted modern first floor bathroom.**

**The property also benefits from uPVC double glazing throughout and gas to radiator central heating with combination boiler.**

**Externally this home offers driveway providing off road parking for 1-2 vehicles, single garage with power and light connected and electric door, and a fully enclosed well maintained rear garden.**



**Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.**

### **PARTICULARS**

uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, tiled flooring, sunken spotlighting, communicating doors to:



### **KITCHEN**

8' 7" x 7' 10" (2.62m x 2.39m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, re-fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel oven, built in stainless steel four burner gas hob over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, sunken spotlighting, tiled flooring.

### **LOUNGE/DINER**

23' 4" x 10' (7.11m x 3.05m) uPVC double glazed window to front elevation with fitted blind, two double panel radiators, solid oak flooring, double doors to:

### CONSERVATORY

9' 4" x 8' 9" (2.84m x 2.67m) Timber framed double glazed conservatory, double doors to garden, double panel radiator, tiled flooring.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing gas combination boiler, communicating doors to:

#### MASTER BEDROOM

13' 3" x 9' 1" (4.04m x 2.77m) uPVC double glazed window to front elevation with fitted blind, single panel radiator.

#### BEDROOM TWO

9' 10" x 9' 1" (3m x 2.77m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator.

### BEDROOM THREE

9' 4" x 7' (2.84m x 2.13m) uPVC double glazed window to front elevation with fitted blind, single panel radiator.

### BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

### EXTERNALLY

#### FRONT

Driveway providing off road parking for 1 car, plus shingled area with hedgerow border providing further off road parking, pathway to entrance door, gated access to side leading to:

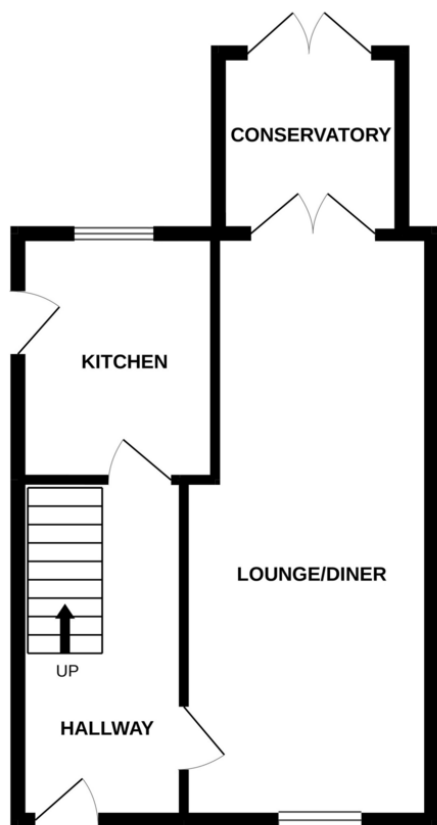
### REAR GARDEN

Fully enclosed well maintained rear garden, initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, personnel door to:

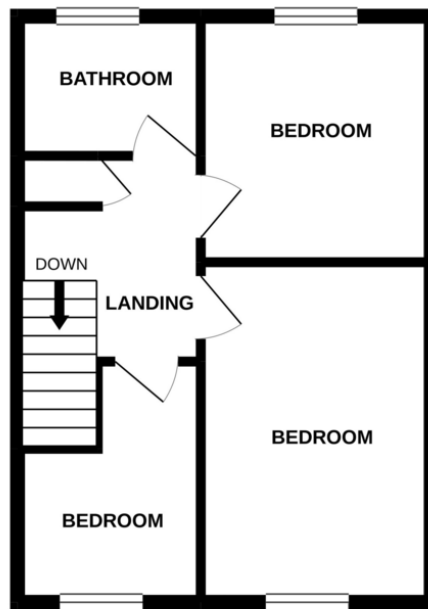
### GARAGE

Electric up and over door, power and light connected, window to rear elevation.





GROUND FLOOR



1ST FLOOR

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 mis-statement. 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 operability or efficiency can be given.

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

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