



Kennedy & Co.

'East View', 12 Brickhill Road, Sandy

SG19 1JH

EPC: D

£525,000

- Stunning Detached Victorian Home
- Sympathetically Modernised and Finished To High Specification Throughout
- Three Reception Rooms
- Three/Four Bedrooms
- Fantastic 19ft Re-Fitted Open Plan Kitchen/Diner
- Utility Room With Re-Fitted Modern Cloakroom
- Fantastic 110ft Rear Garden



Dating back to 1890, 'East View' presents a very rare opportunity to purchase an extended, sympathetically modernised and truly immaculate three/four double bedroom detached Victorian home, situated in a quiet highly sought after location within easy walking distance of the market square and train station, occupying a very generous plot with rear garden approaching 110ft in length. This fabulous home has been thoroughly improved by the current owners, retaining all of its charm and character, whilst being upgraded to a very high standard throughout.

To the ground floor this fine property boasts an entrance lobby and entrance hall, generous 14ft sitting room with cast iron open fireplace, separate 12ft study/bedroom four, fantastic 19ft open plan re-fitted kitchen/diner with built in appliances, further family room/play room, and separate utility room with re-fitted modern cloakroom.

The first floor benefits from a delightful landing space, three double bedrooms including a spacious master bedroom with re-fitted en-suite shower room, plus a luxury re-fitted four piece family bathroom.

Other benefits include character features and charm throughout, high quality flooring, uPVC double glazing with sash style windows, gas to radiator central heating with traditional column radiators and replaced boiler, and a very high standard of finish throughout.

Externally this superb property offers a larger than average plot incorporating a fully enclosed and established generous rear garden approaching 110ft in length, plus an insulated timber shed/workshop with power and light connected.

Early viewings on this amazing home are highly recommended to avoid disappointment.

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 double glazed entrance door to:

ENTRANCE LOBBY

uPVC double glazed windows to both side and front elevations, timber glazed door to:

ENTRANCE HALL

Feature column radiator, stairs rising to first floor with storage area beneath, engineered wooden flooring, coving to ceiling, open plan design to kitchen diner, plus communicating doors to:

SITTING ROOM

14' 1" x 11' 6" (4.29m x 3.51m) uPVC double glazed sash style window to front elevation, feature column radiator, feature cast iron Victorian style open fireplace with tiled hearth and wooden surround.

STUDY/BEDROOM FOUR

12' 7" x 11' 7" (3.84m x 3.53m) Dual aspect room, uPVC double glazed sash style window to front elevation plus uPVC double glazed window to side elevation, feature column radiator, feature living flame gas fireplace with wooden surround.

KITCHEN/DINER

19' 10" x 11' 4" (6.05m x 3.45m) uPVC double glazed window to rear elevation, feature column radiator, luxury re-fitted kitchen comprising one and a half bowl sunken 'Franke' composite sink unit with flexible mixer tap over, textured composite work surfaces, range of soft-close base units incorporating two built in stainless steel double ovens, built in four burner induction hob, built in wine cooler, space for fridge/freezer, space and plumbing for dishwasher, further range of soft-close wall mounted units incorporating stainless steel and glass extractor hood, built in breakfast bar, ideal space for table and chairs, sunken spotlighting, engineered wooden flooring, doorway to utility room and to:

FAMILY/PLAY ROOM

11' x 8' 6" (3.35m x 2.59m) uPVC double glazed windows to both side and rear elevations, plus uPVC double glazed door to rear elevation, feature column radiator, engineered wooden flooring.

UTILITY ROOM

9' 8" x 3' 8" (2.95m x 1.12m) uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, fitted utility room comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, replaced wall mounted gas boiler, engineered wooden flooring, door to:

CLOAKROOM

Re-fitted modern two piece white suite comprising low level W.C and wash hand basin with mixer tap over, engineered wooden flooring, tiled to all splash areas, extractor fan, motion sensor spotlighting.

FIRST FLOOR

LANDING

uPVC double glazed sash style window to front elevation, feature column radiator, access to loft space, built in storage cupboard, coving to ceiling, communicating doors to:

MASTER BEDROOM

14' 1" x 11' 7" (4.29m x 3.53m) uPVC double glazed sash style window to front elevation, feature column radiator, coving to ceiling, door to:

ENSUITE

Chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, fully tiled to all elevations, feature porcelain tiled flooring, extractor fan, feature LED strip lighting.

BEDROOM TWO

12' 7" x 11' 7" (3.84m x 3.53m) Dual aspect room, uPVC double glazed sash style window to front elevation and uPVC double glazed window to rear elevation, feature column radiator, coving to ceiling.

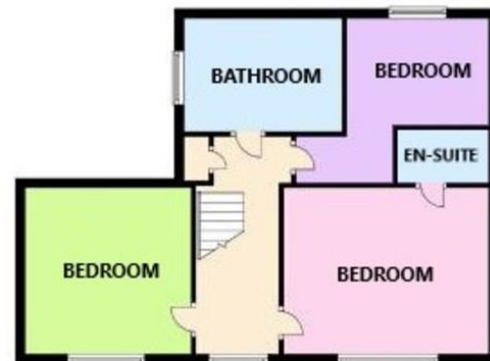
BEDROOM THREE

11' 4" x 9' 2" (3.45m x 2.79m) uPVC double glazed window to rear elevation, feature column radiator.





Ground Floor



First Floor

BATHROOM

uPVC obscure double glazed window to side elevation, wall mounted heated towel rail, re-fitted modern four piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, panelled 'L' shaped bath with mixer tap over and shower attachment over, separate shower enclosure with fitted shower over, fully tiled to all elevations, Amtico flooring, extractor fan, sunken spotlighting, built in airing cupboard housing hot water cylinder.

EXTERNALLY

FRONT

Retained by dwarf brick wall, mainly laid to shingled with tree and shrub beds, gated access to side leading to:

REAR GARDEN

Fully enclosed established rear garden approaching 110ft in length, initial paved patio area and raised seating area laid to artificial lawn with outside tap, outside lighting and outside power points, mainly laid to lawn with mature tree and shrub borders and beds, further raised timber decking seating area, children's play area laid to bark, personnel door to:

TIMBER SHED/WORKSHOP

Insulated timber shed/workshop, power and light connected, ideal for storage or conversion to home office.

COUNCIL TAX BAND Tax band D

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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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