



**Kennedy
& Co.**

20 Albion Court, Sandy

SG19 1EA

EPC: C

£339,950

- Three Double Bedroom Home
- Entrance Hall With Modern Cloakroom
- Re-Fitted Modern Kitchen
- Spacious 14ft x 13ft Lounge
- Conservatory/Dining Room
- Modern Family Bathroom
- Master Bedroom With Generous En-Suite
- Driveway Providing Off Road Parking



A fantastic opportunity to purchase this very well presented three storey three double bedroom town house, situated in a sought after quiet cul-de-sac location within very easy walking distance of the town centre and train station, backing on to open playing fields with delightful views.

This fine example briefly boasts an entrance hall with modern fitted cloakroom, re-fitted modern kitchen, spacious 14ft x 13ft lounge, conservatory/dining room, modern fitted family bathroom, guest bedroom with Juliet balcony overlooking playing fields, and top floor master bedroom suite with much larger than average en-suite shower room.

Other benefits include uPVC double glazing throughout and gas to radiator central heating.

Externally the property benefits from an enclosed rear garden, mono-bloc paved driveway providing off road parking and further allocated parking space for one vehicle.

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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, laminated wood effect flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin, tiled flooring, tiled to all splash areas.

KITCHEN

9' 9" x 6' 2" (2.97m x 1.88m) uPVC double glazed window to front elevation, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, granite effect work surfaces, range of fitted base units incorporating built in stainless steel double oven with built in stainless steel four burner gas hob over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring.

LOUNGE

14' x 13' 3" (4.27m x 4.04m) uPVC double glazed window to rear elevation, double panel radiator, built in under stairs storage cupboard, coving to ceiling, further uPVC double glazed French doors to:

CONSERVATORY/DINING ROOM

11' 2" x 9' 1" (3.4m x 2.77m) Triple aspect room, uPVC double glazed windows to rear and both side elevations, plus uPVC double glazed French doors to rear elevation, feature strip panel radiator, laminated wood effect flooring, sunken spotlighting.

FIRST FLOOR

LANDING

Single panel radiator, stairs rising to second floor, coving to ceiling, communicating doors to:

BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.69m) uPVC double glazed window to rear elevation, further uPVC double glazed French doors with Juliet balcony over looking playing fields to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

13' 3" x 8' 2" (4.04m x 2.49m) (max measurements) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling.

BATHROOM

Wall mounted heated towel rail, fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer taps over, panelled bath with mixer taps and fitted shower over plus glass shower screen, fully tiled to all splash areas, tiled flooring, extractor fan.

SECOND FLOOR

LANDING

Door to:

MASTER BEDROOM

11' 3" x 9' 8" (3.43m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator, access to loft space, door to:

ENSUITE

Larger than average en-suite shower room, uPVC double glazed obscure window to front elevation, wall mounted heated towel rail, fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer taps over set into cupboard unit, fully tiled shower cubicle with fitted shower over, fully tiled to all splash areas, tiled flooring, large built in storage cupboard housing gas combination boiler.



EXTERNALLY

FRONT

Paved pathway to entrance door, paved and shingled front garden area with outside tap, mono-block paved driveway providing off road parking for one vehicle plus allocated off road parking for one further vehicle.

REAR GARDEN

Fully enclosed rear garden, mainly laid to artificial lawn, timber shed.

COUNCIL TAX BAND

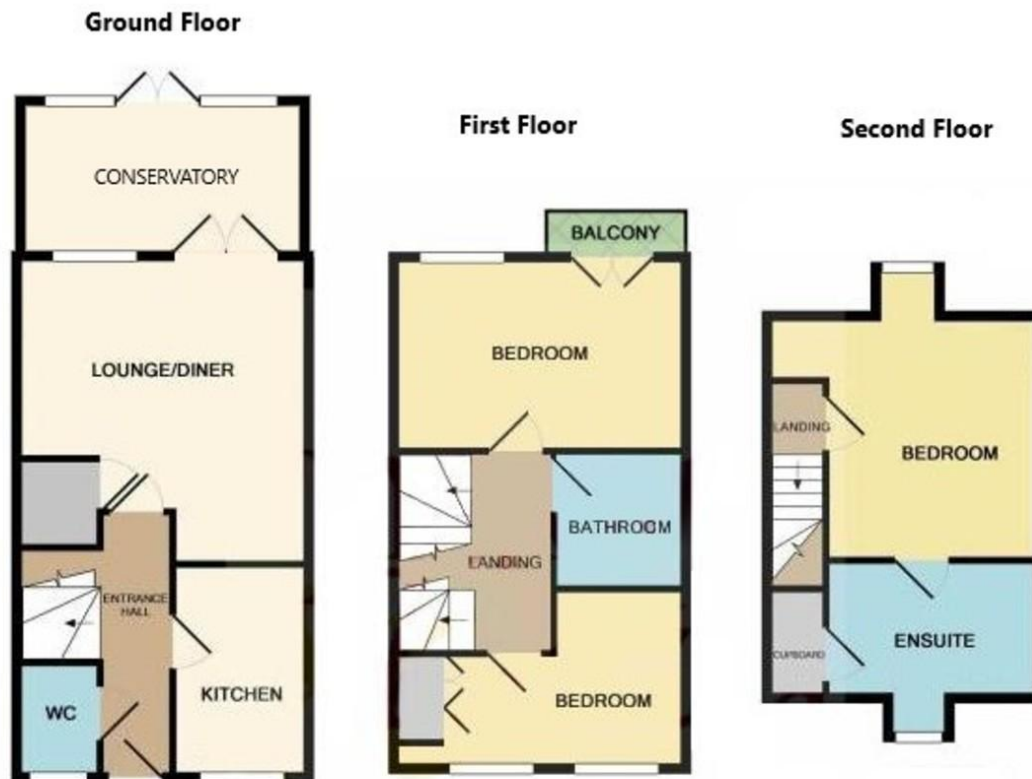
Tax band D

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.