



**Kennedy
& Co.**

8 Brickhill Road, Sandy

SG19 1JH

EPC: TBA

£350,000

- Greatly Extended Three Double Bedroom Period Home
- Entrance Lobby
- Very Spacious 25ft Lounge/Diner
- Generous Fitted Kitchen
- Modern Cloakroom
- Four Piece Family Bathroom
- Superb 19ft Master Bedroom
- Generous Enclosed Rear Garden
- Close To Town Centre & Train Station



An excellent opportunity to purchase this superb; greatly extended three DOUBLE bedroom semi-detached period home, boasting generous accommodation with a spacious 25ft lounge/diner, 19ft master bedroom and modern cloakroom, plus a generous enclosed rear garden with outbuildings, situated in a rarely available sought after location within easy walking distance of the town centre and train station.

The property briefly boasts an entrance lobby, very spacious 25ft lounge/diner, generous fitted kitchen, modern cloakroom, four piece family bathroom, fantastic 19ft master bedroom and two further double bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating with a combination boiler.



Externally this superb property benefits from a small front garden area, enclosed generous rear garden with initial paved courtyard area, plus brick built store and generous timber outbuilding ideal for conversion to home office/gym etc.

Early viewings are strongly encouraged.

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 LOBBY

uPVC double glazed window to front elevation, single panel radiator, door to:



LOUNGE/DINER

25' 8" x 10' 10" (7.82m x 3.3m) Dual aspect room, uPVC double glazed window to front elevation plus two uPVC double glazed windows to side elevation, two double panel radiators and feature column radiator, stairs rising to first floor, laminated wood effect flooring, coving to ceiling, door to:

INNER HALL

uPVC double glazed door to side elevation, laminated wood effect flooring, communicating doors to:

CLOAKROOM

Fitted two piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, extractor fan.

KITCHEN

11' 7" x 10' (3.53m x 3.05m) Dual aspect room, uPVC double glazed window to side elevation plus uPVC double glazed French doors to rear elevation, double panel radiator, fitted kitchen comprising one and a half bowl composite sink/drainers unit with mixer tap over, fitted work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, built in stainless steel double oven, built in four burner stainless steel gas hob, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, sunken spotlighting, tiled flooring.

FIRST FLOOR

LANDING

Sunken spotlighting, built in storage cupboard, communicating doors to:

BEDROOM TWO

10' 10" x 10' 8" (3.3m x 3.25m) uPVC double glazed window to front elevation, double panel radiator, built in double wardrobe.

BATHROOM

uPVC double glazed window to side elevation, chrome wall mounted heated towel rail, fitted four piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting.

INNER LANDING

Stairs rising to second floor, access to further loft space, built in airing cupboard housing gas combination boiler, door to:

BEDROOM THREE

11' 10" x 10' 1" (3.61m x 3.07m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard.

MASTER BEDROOM

19' 10" x 10' 8" (6.05m x 3.25m) Accessed via stairs from the inner landing, dual aspect room, uPVC double glazed windows to both front and rear elevations, double panel radiator, built in storage in roof eaves, further built in storage cupboard, sunken spotlighting.

EXTERNALLY

FRONT

Paved pathway to entrance door, gated access to side leading to:





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.
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REAR

Initial extensive paved patio courtyard area over two levels, personnel door to brick built outbuilding, paved pathway to side leading to:

GARDEN

Enclosed rear garden, mainly laid to lawn, personnel doors to:

TIMBER OUTBUILDING

Generous timber outbuilding, two sets of double doors to garden, recently replaced roof, ideal for conversion to home office/gym etc.

COUNCIL TAX BAND

Tax band C

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