



**Kennedy  
& Co.**

3 Willow Rise, Sandy

SG19 1AY

EPC: C

£315,000

- Fully Renovated & Much Improved Semi-Detached Home
- Three Bedrooms
- Spacious 18ft Lounge
- Generous 18ft Newly Fitted Kitchen/Diner
- Side Lobby/Utility Room
- Modern Family Bathroom
- Enclosed Rear Garden
- Driveway and Single Garage
- Short Walk To Train Station



**An excellent opportunity to purchase this spacious and hugely improved three bedroom semi-detached home with no upward chain, which has been renovated and refurbished throughout to a high standard, also benefitting from a driveway and single garage to the side of the property, situated in a sought after quiet location within very easy walking distance of the train station.**

**This fine property has been upgraded to now boast an entrance hall, generous spacious 18ft lounge, newly fitted 18ft kitchen/diner, side lobby/utility room, and modern fitted first floor family bathroom.**

**Other benefits include all new floor coverings, fresh decoration throughout, new internal doors, uPVC double glazing throughout, gas to radiator central heating with combination boiler, and no upward chain.**

**Externally this superb property offers an easy maintenance front garden, enclosed rear garden, driveway providing off road parking and single garage.**

**Offered with no chain, early viewings on this home are highly recommended to avoid disappointment.**

#### **PARTICULARS**

uPVC obscure double glazed entrance door to:

#### **ENTRANCE LOBBY**

uPVC obscure double glazed window to front elevation, single panel radiator, vinyl wood effect flooring, door to:

#### **LOUNGE**

18' 8" x 13' (5.69m x 3.96m) Dual aspect room, uPVC double glazed window to front elevation with fitted

blind, uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, stairs rising to first floor, coving to ceiling, door to:

#### **KITCHEN/DINER**

18' 8" x 8' 4" (5.69m x 2.54m) Dual aspect room, uPVC double glazed window to front elevation with fitted blind, plus uPVC double glazed window and door to rear elevation, double panel radiator, newly fitted kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, stone effect work surfaces, range of soft-close base units incorporating built in oven, built in four burner electric hob over, space and plumbing for washing machine, tiled to all splash areas, wall mounted stainless steel extractor hood, part vinyl wood effect flooring and part tiled flooring, built in storage cupboard and further built in storage recess, coving to ceiling, sunken spotlighting door to:

### **SIDE LOBBY/UTILITY ROOM**

14' 10" (4.52m) uPVC double glazed window to front elevation, single panel radiator, vinyl wood effect flooring, personnel door to garage.

### **FIRST FLOOR**

#### **LANDING**

Access to loft space, built in airing cupboard housing gas combination boiler, replaced communicating doors to:

#### **MASTER BEDROOM**

11' x 10' 1" (3.35m x 3.07m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, built in storage cupboard.

### **BEDROOM TWO**

11' 9" x 8' 9" (3.58m x 2.67m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, built in storage cupboard.

### **BEDROOM THREE**

9' 10" x 7' 6" (3m x 2.29m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard.

### **BATHROOM**

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

### **EXTERNALLY**

#### **FRONT**

Mainly laid to shingled, pathway to entrance door.

#### **REAR GARDEN**

Fully enclosed rear garden, generous initial paved patio area with outside tap, raised laid to lawn area, gated access to side leading to:

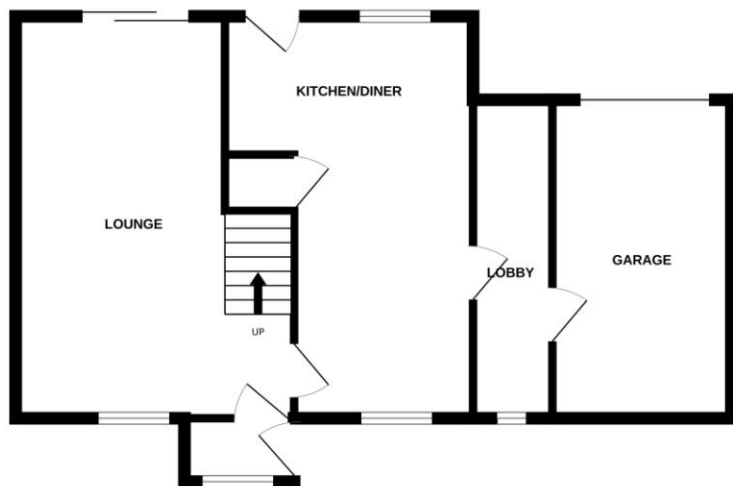
#### **GARAGE**

Single garage, up and over door.

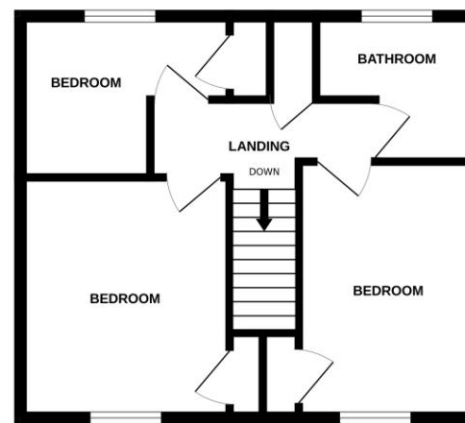
Driveway providing off road parking for one vehicle in front.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

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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