



Kennedy & Co.

17a Cambridge Road, Sandy

SG19 1JE

* No Upward Chain! * EPC: TBA

£325,000

- Three Double Bedroom End Terraced Home
- No Upward Chain!
- VERY Generous Corner Plot With Potential To Extend (STPP)
- 14ft Lounge
- Excellent 19ft x 15ft 'L' Shaped Kitchen/Diner
- Family Shower Room & Downstairs Cloakroom
- Much Larger Than Average Enclosed Rear Garden
- Single Garage With Power and Light Connected



An excellent and rare opportunity to purchase this very spacious three double bedroom end of terrace home, boasting spacious extended accommodation including a fantastic 19ft x 15ft 'L' shaped kitchen/diner, occupying a VERY generous corner plot with a much larger than average enclosed rear garden, situated in a highly sought after location within very easy walking distance of the town centre. The property also offers great potential to extend to the side (STPP).

The property briefly boasts an entrance hallway, cloakroom, spacious 14ft lounge, very generous 19ft x 15ft 'L' shaped kitchen/diner, family shower room and three double bedrooms.

Other benefits include no upward chain, uPVC double glazing, and gas to radiator central heating.

Externally this superb home benefits from a superb corner plot providing a front garden, secure gated driveway providing off road parking for 2/3 vehicles, single garage with power & light connected, and a much larger than average fully enclosed rear garden.

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

Entrance canopy with quarry tiled flooring and uPVC double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to front elevation, single panel radiator, stairs rising to first floor with built in storage area beneath, coving to ceiling, communicating doors to:

CLOAKROOM

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

LOUNGE

14' 8" x 10' 7" (4.47m x 3.23m) Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator and single panel radiator, feature electric fireplace, coving to ceiling, archway to:

KITCHEN/DINER

19' 10" x 15' 6" (6.05m x 4.72m) 'L' Shaped. Dual aspect room, uPVC double glazed windows to both front and side elevations, uPVC double glazed door to rear elevation, plus further window to side elevation and French doors to rear elevation, two single panel radiators, fitted kitchen comprising one and a half bowl stainless steel sink/drainers unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in double oven, built in four burner electric hob, dishwasher, fridge, tiled to all splash areas, further range of wall mounted units, part vinyl tiled effect flooring, ideal space for table and chairs, built in storage cupboard, coving to ceiling.

FIRST FLOOR - LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder and wall mounted gas boiler, communicating doors to:

MASTER BEDROOM

14' 8" x 10' 4" (4.47m x 3.15m) uPVC double glazed window to front elevation, double panel radiator, built in sliding wardrobes.

BEDROOM TWO

11' 5" x 9' 3" (3.48m x 2.82m) uPVC double glazed window to front elevation, double panel radiator.

BEDROOM THREE

10' x 9' (3.05m x 2.74m) uPVC double glazed window to rear elevation, double panel radiator, built in double wardrobe.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, double panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all splash areas.

EXTERNALLY

FRONT

Generous front garden, laid to lawn area, further shingled area with mature tree and shrub borders, pathway to entrance door, gated access to side leading to:

REAR GARDEN

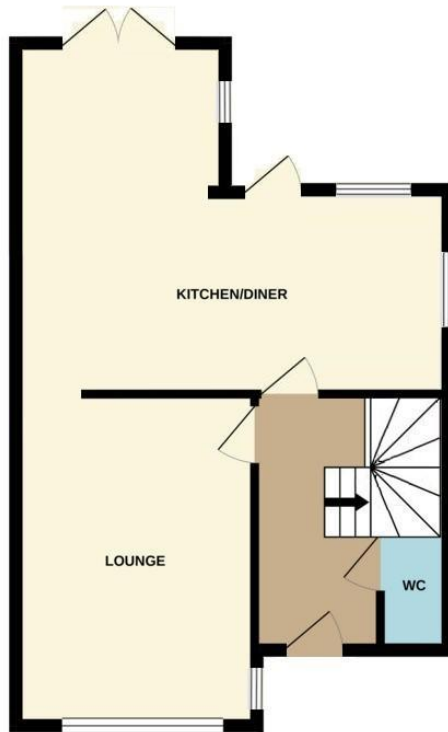
Very generous and much larger than average fully enclosed rear garden, mainly laid to lawn with established tree and shrub beds, timber shed, secure gated driveway providing off road parking for 2/3 vehicles leading to:

GARAGE

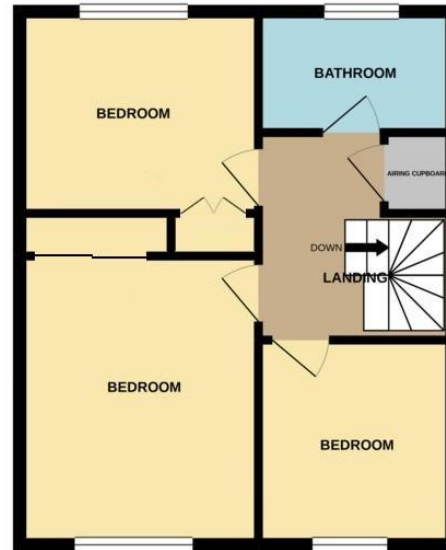
Up and over door, power and light connected.



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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