



**Kennedy
& Co.**

6 Engayne Avenue, Sandy

SG19 1BN

EPC: D

£339,950

- Very Spacious & Hugely Improved Semi-Detached Home
- Four Double Bedrooms
- Entrance Hall With Re-Fitted Cloakroom
- Spacious 18ft Re-Fitted Modern Kitchen/Breakfast Room
- Very Generous 21ft x 12ft Lounge
- Conservatory
- Re-Fitted Modern Family Bathroom
- Beautiful Landscaped Rear Garden



A fantastic opportunity to purchase this much improved, very well presented and hugely spacious four double bedroom semi-detached home, benefitting from a well maintained established generous south facing rear garden and single garage, plus 18ft kitchen/breakfast room and 21ft x 12ft lounge.

This fine property briefly boasts an entrance hall with re-fitted modern cloakroom, generous re-fitted modern 18ft kitchen/breakfast room, spacious 21ft x 12ft lounge, utility room, uPVC double glazed conservatory and generous re-fitted modern four piece first floor family bathroom.

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

Externally the property offers a small front garden, driveway providing off road parking, a fully landscaped beautiful generous south facing rear garden and a single garage with power and light connected.

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

Feature covered storm porch with timber entrance door to:

ENTRANCE HALL

Single panel radiator, solid oak wooden flooring, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, re-fitted modern two piece white suite comprising low level W.C, wash hand basin, tiled to half height to three elevations, tiled flooring.

UTILITY ROOM

8' 8" x 7' 10" (2.64m x 2.39m) Fitted utility room comprising range of base units with space and plumbing for washing machine, further range of wall mounted units, laminated wood effect flooring, wall mounted gas boiler, personnel door to garden.

KITCHEN/BREAKFAST ROOM

18' 2" x 7' 2" (5.54m x 2.18m) uPVC double glazed window to front elevation, single panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, high-gloss rolled top work surfaces, range of base units incorporating built in stainless steel double oven, built

in four burner stainless steel gas hob, built in fridge/freezer with matching doors, space and plumbing for washing machine, space for tumble dryer/dishwasher, tiling to all splash areas, further range of wall units incorporating extractor hood, tiled flooring, ideal space for table and chairs, sunken spotlighting.

LOUNGE

21' 2" x 11' 9" (6.45m x 3.58m) uPVC double glazed window to rear elevation, two single panel radiators, feature living flame gas fireplace with custom made slate hearth and surround, solid oak wooden flooring, uPVC double glazed sliding patio doors to:

CONSERVATORY

12' x 8' (3.66m x 2.44m) uPVC double glazed conservatory, tiled flooring, sliding door to garden.

FIRST FLOOR

LANDING

Large double glazed 'Velux' window, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

15' 2" x 9' 4" (4.62m x 2.84m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe with cupboards over.

BEDROOM TWO

12' 2" x 11' 7" (3.71m x 3.53m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

12' 10" x 8' 8" (3.91m x 2.64m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM FOUR

11' 2" x 8' (3.4m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe with cupboards over.

BATHROOM

Double glazed 'Velux' window, double panel radiator, re-fitted four piece white suite comprising low level W.C, wash hand basin, large panelled bath with mixer tap over plus 'telephone' style shower attachment over, fully tiled shower cubicle with electric shower over, fully tiled to half height to two elevations and full height to two elevations, tiled flooring, spotlighting.

EXTERNALLY

FRONT

Small area laid to shingle driveway providing off road parking for a small car, gated access to side leading to:





GROUND FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 642 SQ.FT.
(59.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

REAR GARDEN

Fully enclosed beautifully landscaped rear garden, extensive initial paved patio area, laid to artificial lawn area with mature tree and shrub borders and beds, further paved patio area with gate leading to 'working/storage area' with timber shed, delightful sunken fish pond, outside tap, personnel door to:

GARAGE SPACE

Remaining space ideal for storage, up and over door, power and light connected.

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.