



Kennedy & Co.

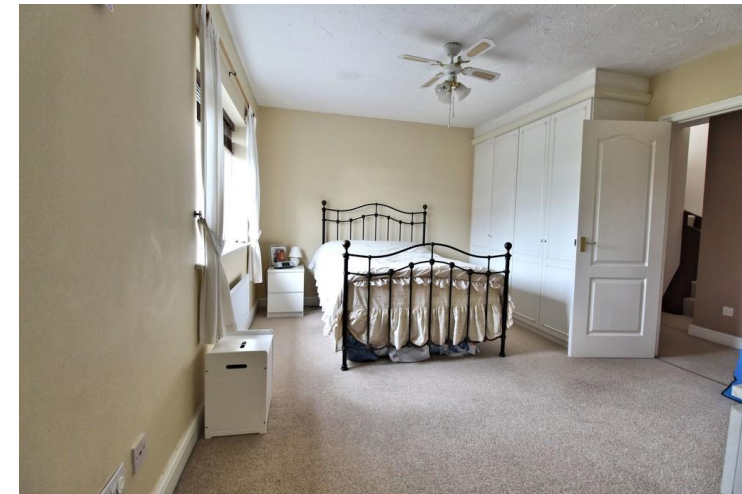
7 Merlin Drive, Sandy

SG19 2UN

EPC: C

£395,000

- Extended & Improved
- Four reception rooms
- Three bedrooms
- Two en-suites
- Family bathroom
- Larger than average rear garden
- Off road parking for two
- No upper chain



A greatly improved and extended three bedroom home situated in the popular development of Fallow Field in Sandy. Fallow Field is a well established part of town being close to The Maple Tree Lower School, local shop and conveniently situated with easy access to the A1.

The property briefly boasts a large, extended family home, providing: conservatory over looking the larger than average garden, part converted garage providing a study. Lounge with separate dining room, two en-suites and family bathroom, and a modest study area on the first floor.

Sandy is serviced by schools, shops, doctors, dentists and many clubs and activities for all age groups, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

Storm porch. Georgian style door with double glazed frosted window to the side to:

HALLWAY

Tiled flooring. Stairs rising to the first floor. Under stairs cupboard. Radiator.

CLOAKROOM

Double glazed obscure window to the front. Wash hand basin. Tiled flooring. Radiator.

LOUNGE

18' 2" x 12' 2" (5.54m x 3.71m) Electric fire within a timber surround with granite hearth. Two radiators. Patio doors through to the conservatory. Archway through to:

DINING ROOM

9' 8" x 8' 4" (2.95m x 2.54m) Double glazed window to the side. Radiator.

CONSERVATORY

13' 7" x 8' 6" (4.14m x 2.59m) Tiled flooring. Wall lighting.

STUDY

8' 9" x 8' 1" (2.67m x 2.46m) Part of the garage conversion, radiator, extractor.

KITCHEN

8' 4" x 8' 9" (2.54m x 2.67m) Base and wall mounted units with stainless steel sink and drainer with mixer tap. Built in double oven, hob and extractor. Plumbing for washing machine. Wall mounted gas fired boiler. Double glazed door to the side. Double glazed window

to the rear.

LANDING

Airing cupboard housing the hot water tank.

BEDROOM ONE

14' 9" x 11' 7" (4.5m x 3.53m) Fitted wardrobes.

Radiator. Double glazed window to the rear.

ENSUITE

Re-fitted large walk in shower. Wash hand basin. W.C.

Fully tiled to the walls and floor. Radiator. Extractor.

Obscure double glazed window to the rear.

BEDROOM TWO

14' 9" x 10' 4" (4.5m x 3.15m) Double glazed dormer

window to the front. Radiator.

FAMILY BATHROOM

Panelled bath. Pedestal wash hand basin. W.C. Fully tiled to the walls and floor. Extractor. Radiator.

STUDY/OFFICE AREA

9' 9" x 7' 7" (2.97m x 2.31m) Formally bedroom three,

this area is versatile and could be used for many things. Double glazed window to the front. Radiator.

Stairs rising to the second floor.

BEDROOM THREE

17' 6" x 13' 9" (5.33m x 4.19m) Two double glazed

Velox windows to the front and two double glazed

Velox windows to the rear. Radiator. Large storage

cupboard. Door to:

BATHROOM

Comprising a four piece suite of a panelled bath, walk in shower, W.C. and a pedestal wash hand basin.

Extractor, radiator, double glazed obscure window to the rear. Recessed lighting.

EXTERNALLY

FRONT

To the front is a good sized driveway and gravel for extra parking if required.

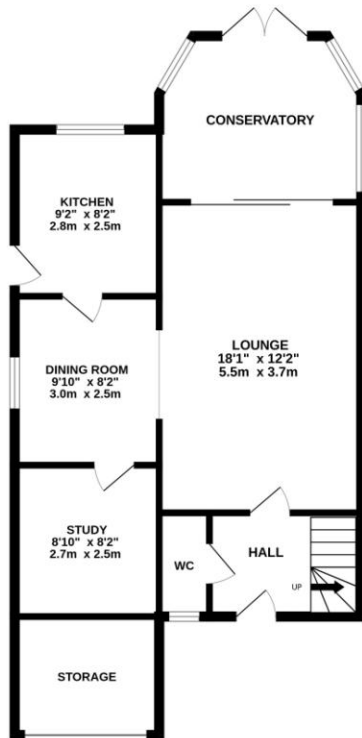
Half sized garage for storage with up and over door.

REAR GARDEN

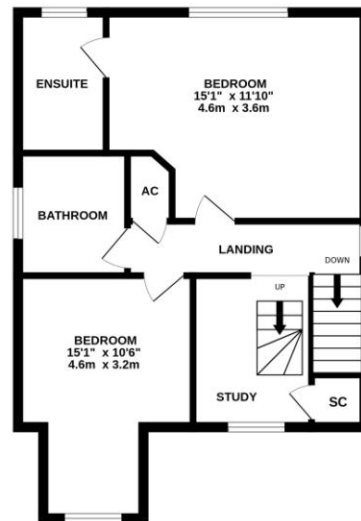
Larger than average enclosed rear garden mainly laid to lawn. Outside tap. Patio area.



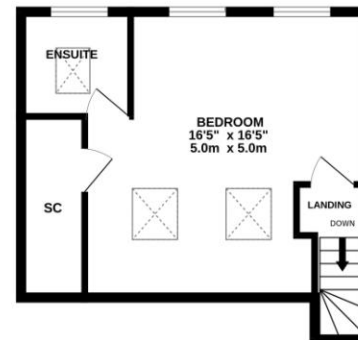
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.

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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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.uk

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.