



Kennedy & Co.

6 All Saints Way, Sandy

SG19 1DY

EPC: C

O.I.E.O £425,000

- Very Rarely Available & Very Spacious Three DOUBLE Bedroom Detached Bungalow
- Very Well Presented & Much Improved Throughout
- Re-Fitted Modern Kitchen
- Generous 23ft x 17ft 'L' Shaped Lounge/Diner
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To Master Bedroom
- 15ft Utility Room
- Off Road Parking For 3-4 Vehicles



A superb and very rare opportunity to purchase this highly sought after very much improved and extremely well presented three DOUBLE bedroom detached bungalow, situated in a popular quiet location with a larger than average established rear garden, benefitting from a very generous 23ft x 17ft lounge/diner, re-fitted kitchen & bathroom, plus off road parking for 3-4 vehicles.

This excellent property briefly boasts a generous entrance hall, very spacious 23ft x 17ft 'L' shaped lounge/diner, re-fitted modern kitchen, separate 15ft utility room, re-fitted modern family bathroom, re-fitted modern en-suite to the master bedroom, and two further double bedrooms.

The property also benefits from uPVC double glazing throughout and gas to radiator central heating with replaced boiler, replaced radiators and replaced hot water system.

Externally this fine home offers driveway providing off road parking for three to four cars, car port, larger than average 23ft garage with power and light connected, and a very generous well established rear garden.

This excellent bungalow must be viewed early to avoid disappointment.

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

Composite leaded obscure entrance door to:

ENTRANCE HALL

Generous entrance hall, uPVC obscure double glazed window to side elevation, double panel radiator, tiled

flooring with inset entrance mat, access to loft space, coving to ceiling, sunken spot lighting, communicating doors to:

KITCHEN

11' 8" x 9' 3" (3.56m x 2.82m) uPVC double glazed window to side elevation and uPVC double glazed door to side elevation, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, solid Corian work surfaces, range of base units incorporating built in stainless steel oven, built in stainless steel combination oven, built in four burner induction hob, built in fridge/freezer with matching doors, built in dishwasher with matching door, further range of wall mounted units incorporating built in stainless steel extractor hood, coving to ceiling, sunken spot lighting, tiled flooring.

LOUNGE/DINER

23' 4" x 17' 10" (7.11m x 5.44m) 'L' Shaped. uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, double panel radiator and two feature strip panel radiators, sunken spot lighting, coving to ceiling.

UTILITY ROOM

15' 2" x 6' 1" (4.62m x 1.85m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator, fitted utility room comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units, tiled flooring, sunken spot lighting, personnel door to garage.



INNER HALL

Light tunnel welcoming natural light, built in airing cupboard housing hot water cylinder and wall mounted gas boiler, sunken spot lighting, coving to ceiling, communicating doors to:

MASTER BEDROOM

11' x 9' 9" (3.35m x 2.97m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, door to:

ENSUITE

Light tunnel welcoming natural light, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, sunken spot lighting, extractor fan.



BEDROOM TWO

10' 10" x 9' 9" (3.3m x 2.97m) Dual aspect room, uPVC double glazed windows to both front and side elevations, single panel radiator, coving to ceiling.

BEDROOM THREE

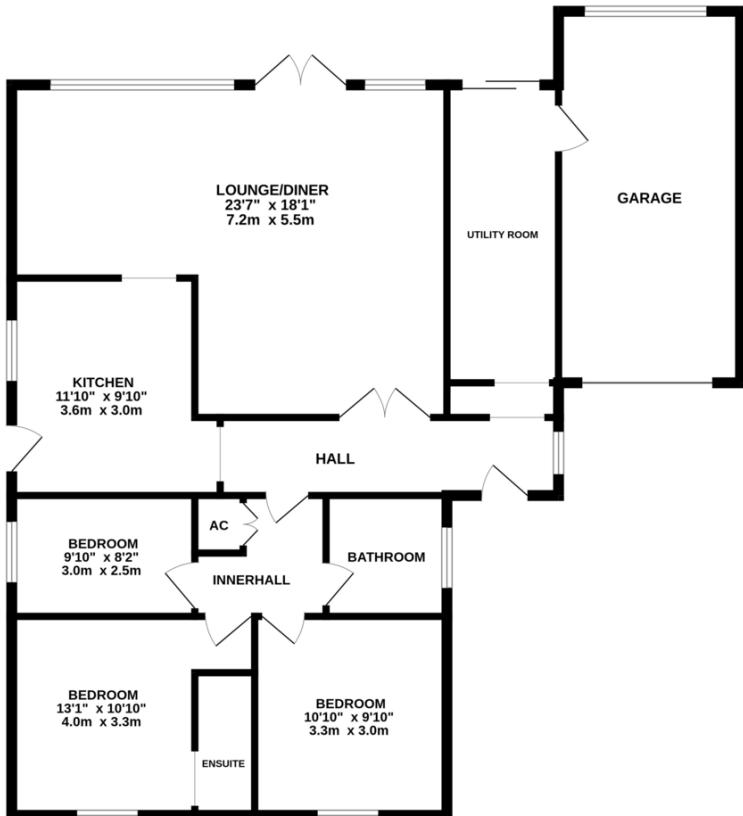
10' x 8' (3.05m x 2.44m) uPVC double glazed window to side elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled Jacuzzi bath with mixer tap over plus fitted shower over, tiled to all elevations, tiled flooring, sunken spot lighting.



GROUND FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq ft. (118.2 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EXTERNALLY

FRONT

Driveway providing off road parking for 2-3 vehicles, shingled area to front providing off road parking for one further vehicle, car port with outside tap providing dry vehicle storage, access to:

GARAGE

23' x 8' 9" (7.01m x 2.67m) Larger than average garage, up and over door, power and light connected, double panel radiator, uPVC double glazed window to rear elevation.

REAR GARDEN

Larger than average enclosed rear garden, generous patio area with outside tap and pathway to side, mainly laid to lawn with established tree and shrub borders, working area to rear with timber shed, greenhouse and ideal area for growing vegetables at home.

COUNCIL TAX BAND Tax band E

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 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