



Kennedy & Co.

182 Winchester Road, Sandy

SG19 1RQ

EPC: C

£285,000

- VERY Spacious Three/Four Bedroom Extended Town House
- Entrance Hall With Modern Bathroom/Utility Room
- Very Generous 27ft Open Plan Re-Fitted Kitchen/Diner
- Open Plan Sitting Room
- Large 15ft x 14ft Master Bedroom With Dressing Room & En-Suite Bathroom
- Two Further Large Double Bedrooms
- Enclosed Easy Maintenance Rear Garden
- Driveway For 1-2 Vehicles



An excellent opportunity to purchase this very spacious and versatile extended three/four bedroom three storey town house, benefitting from a very spacious 27ft kitchen/diner and open plan sitting room, ideally situated towards the end of a no through road in Sandy.

This property briefly boasts an entrance hall with modern bathroom/utility room, very spacious 27ft open plan re-fitted kitchen/diner, open plan lounge with Velux windows, two large double bedrooms occupying the first floor, and a superb large 15ft x 14ft master bedroom with dressing room and ensuite bathroom occupying the entirety of the top floor.

The property also benefits from uPVC double glazing throughout, and gas to radiator central heating.

Externally this generous home offers a driveway providing off road parking for 1 or 2 small cars, and a fully enclosed easy maintenance rear garden.

This excellent home 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 obscure double glazed entrance door to:

ENTRANCE HALL

Stairs rising to first floor, vinyl wood effect flooring, communicating doors to:

BATHROOM

Re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, space and plumbing for washing machine, space for tumble dryer, tiled flooring, extractor fan.

KITCHEN/DINER

27' 5" x 8' 4" (8.36m x 2.54m) uPVC double glazed window to front elevation, double panel radiator, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, vinyl wood effect flooring, space for table and chairs, open plan design to:

LOUNGE

10' 9" x 10' 9" (3.28m x 3.28m) uPVC double glazed sliding patio doors to rear elevation, two double glazed Velux windows, double panel radiator, solid wood flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, stairs rising to second floor, communicating doors to:

BEDROOM TWO

14' 7" x 12' 3" (4.44m x 3.73m) Two uPVC double glazed windows to rear elevation, double panel radiator.

BEDROOM THREE

15' x 8' 7" (4.57m x 2.62m) uPVC double glazed window to front elevation, single panel radiator.

SECOND FLOOR

LANDING

uPVC double glazed window to front elevation, door to:

MASTER BEDROOM

15' 5" x 14' 6" (4.7m x 4.42m) uPVC double glazed window to front elevation, double panel radiator, built in storage cupboards and shelving recesses, communicating doors to:

DRESSING ROOM/BEDROOM FOUR

11' 8" x 7' 8" (3.56m x 2.34m) uPVC double glazed window to rear elevation, single panel radiator, currently used as a dressing room to the master bedroom but could easily be utilised as a fourth bedroom/nursery.

ENSUITE

uPVC obscure double glazed window to rear elevation, fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with fitted shower over, tiled to all elevations, vinyl tiled effect flooring, access to loft space.

EXTERNALLY

FRONT

Driveway providing off road parking for one or two small cars, outside tap.

REAR GARDEN

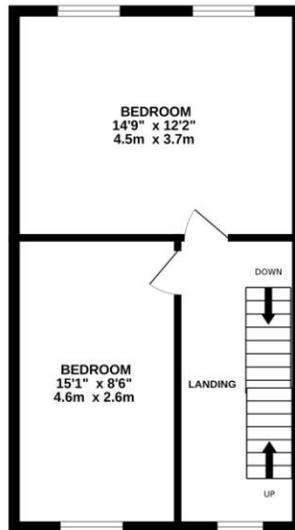
Fully enclosed easy maintenance rear garden, fully paved with with shrub beds, timber store, gated access to rear.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 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 B

TENURE

Freehold

LOCAL AUTHORITY

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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.