



Mills Walk, Sandy

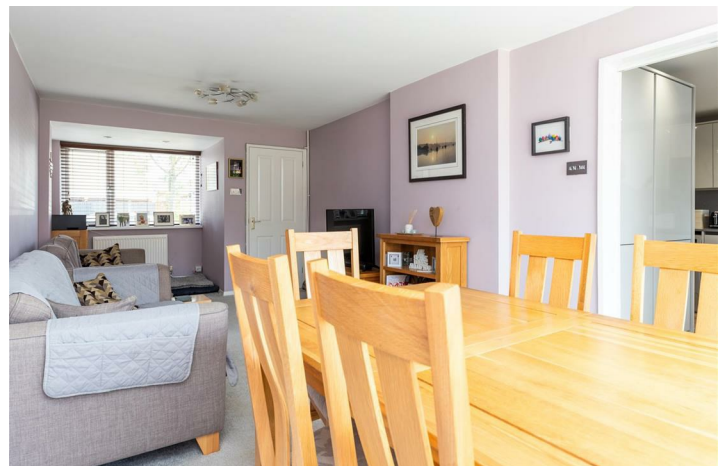
£415,000

- Cul de sac Location
- Detached
- 25'10" x 9'9" Lounge with Bi folding doors to garden
- Close Proximity to Town Centre
- Off road parking Three cars
- Four bedrooms
- 20'5" x 11' Kitchen with breakfast bar
- Downstairs Shower room
- Close Proximity to Train Station
- Viewing highly advised

This well presented and spacious four bedroom detached family home has been tastefully improved by the current owners, Offering a 25'10" x 9'9" Lounge with bi folding doors, and 20'5" x 11'0" Newly fitted kitchen with breakfast bar area. Further benefits include downstairs shower room, Upstairs offers four bedrooms and a family bathroom. Externally there is a driveway to the front providing parking up to three cars.. Situated in a quiet cul-de-sac within a mile of the Sandy Town Centre and Mainline Station. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: E



Entrance Hall

Shower room & wc

Lounge

25'10 x 9'9

Kitchen Diner

20'5 x 11'0

First floor

Master bedroom

10'9 x 9'11

Built in wardrobes

Bedroom two

10'9 x 7'10

Built in wardrobes

Bedroom three

10'4 x 7'10

Bedroom four

8'4 x 6'4

Bathroom

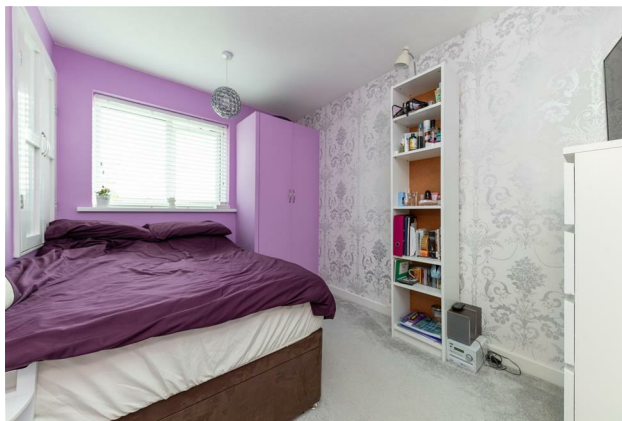
Externally

Driveway

Block paved with parking for up to three cars

Rear Garden

Enclosed by timber fence mainly laid to lawn with patio and gated side access





Directions

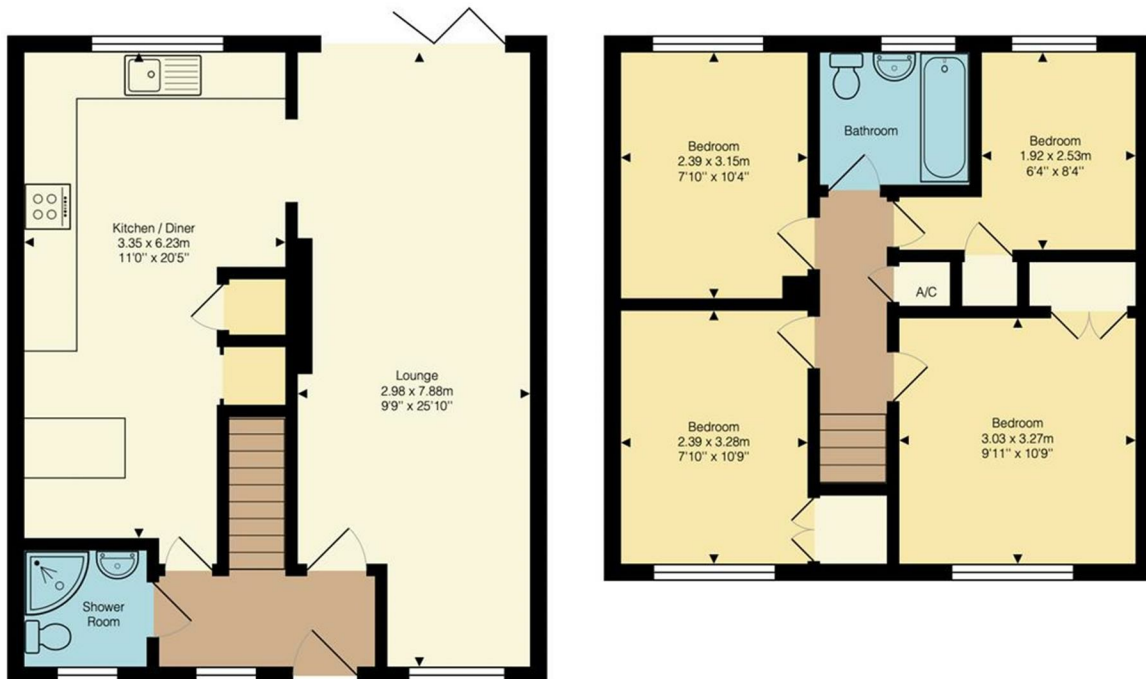
Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Mills Walk, Sandy, SG19 1LR

Approximate Total Area: 94.5 m² ... 1017 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.