



## Malaunay Place Sandy SG19 1UP

£525,000

- Rare to market
- Detached
- Off-road parking
- One of just twelve properties
- En suite
- Four bedrooms
- Garage
- Quite cul de sac location
- A short distance from town centre and mainline train station,
- Viewing is highly advised



Offered to the market for the first time in 26 Years, one of just twelve properties in this small development built in 1998. An excellent opportunity to purchase this very well-presented four bedroom detached modern family home, ideally situated in a highly sought after quiet cul-de-sac location within a short walk of the town centre and mainline train station. The property offers generous accommodation, off-road parking, and enclosed rear garden. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.

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.



Council Tax Band: E



## Ground Floor

Lounge  
10'5" x 17'

Dining Room  
8'6" x 11'9"

Kitchen  
17'3" x 13'9"

Utility space

WC

Hallway

First Floor

Master bedroom  
9'9" x 14'7"

Ensuite Shower Room

Bedroom 2  
9'9" x 9'3"

Bedroom 3  
8'3" x 13'4"

Bedroom 4  
6'11" x 8'3"

Bathroom

Externally

Driveway  
Providing off road for up to two cars

Rear Garden  
Pleasant enclosed plot with gated side access

Garage

Up a







## Directions

## Viewings

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

## EPC Rating:

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



Malaunay Place, Sandy, SG19 1UP

Approximate Total Area: 123.1 m<sup>2</sup> ... 1325 ft<sup>2</sup>

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