



## Hawk Drive, Sandy

£525,000

- **\*\*CHAIN FREE\*\***
- Garage & Drive
- Family room
- Close proximity to Maple Tree School
- Five bedroom
- Ensuite
- WC
- Viewing advised

**\*\*CHAIN FREE\*\*** A rare opportunity to purchase this very spacious and individually built five bedroom detached home. Situated on a popular estate with close proximity to Maple Tree School. Further benefits include uPVC double glazing and gas to radiator central heating. Externally there is a garage and drive.

Sandy is serviced by schools, shops and facilities. Ideal for the commuter with easy access to the A1(M) and to the main line railway station to London St Pancras. Viewing is highly advised, via Lane & Browns, selling homes in Sandy and surrounding towns and villages for over 30 years



Council Tax Band: D





Entrance Hall

Wc

Lounge

13'8 x 13'9

Dining room

9'3 x 8'8

Kitchen

9'3 x 8'0

Family room

21'3 x 13'5

First Floor

Landing

Master bedroom

11'3 x 10'6

Ensuite

Bedroom

10'2 x 9'1

Bedroom

7'10 x 6'10

Bathroom

Bedroom

19'8" x 22'11"

Bedroom

13'5 x 8'3

Shower room

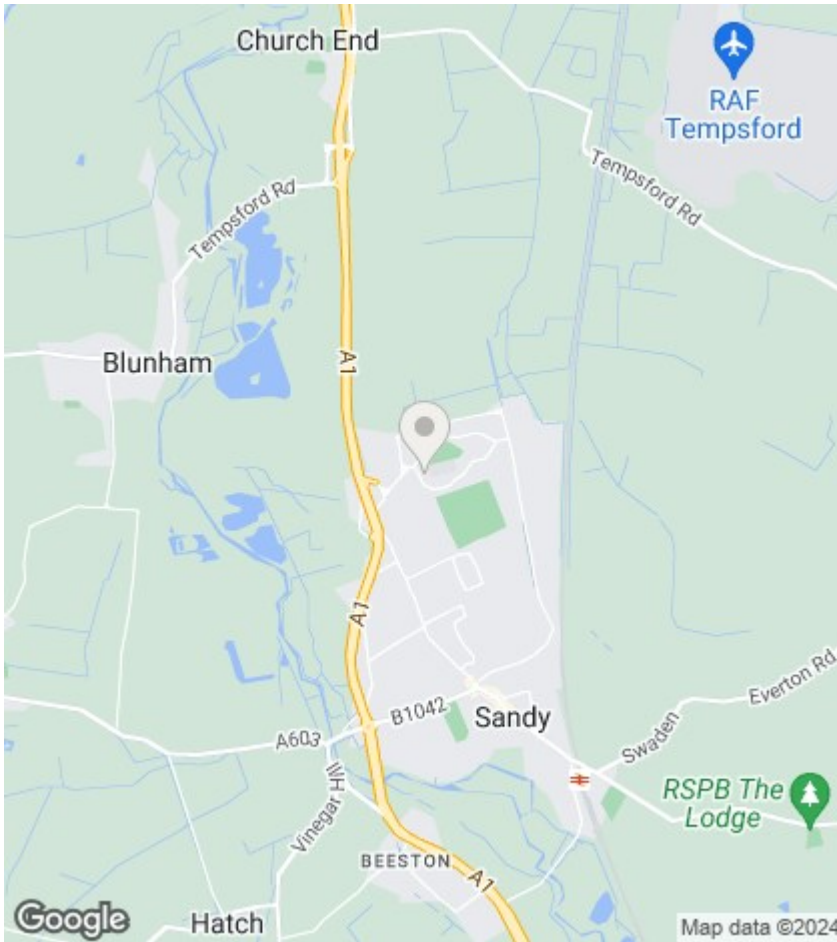
External

Garage & driveway

Up and over door leading to garage

Rear Garden





## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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	



Hawk Drive, Sandy, SG19 2WA

Approximate Total Area: 133.6 m<sup>2</sup> ... 1438 ft<sup>2</sup> (excluding garage)

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