



## Sandbeds, Queensbury

**£375,000**

Edward House is a magnificent extended period property, offering an abundance of space and charm across three floors. With four/five generously sized bedrooms, this home provides ample accommodation for families or those seeking extra room for guests or working from home.

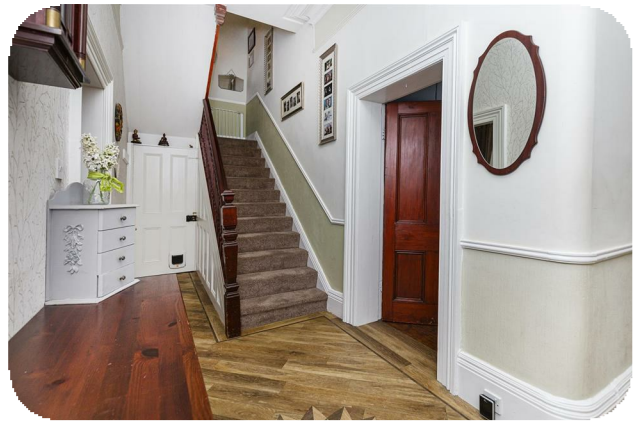
The property Dates back to the late 1800's.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining or relaxing with family. The property showcases charming character features throughout, adding to its unique appeal and timeless elegance.

The spacious layout includes two well-appointed bathrooms, ensuring convenience for all residents. Outside, the beautifully landscaped gardens offer a serene escape, perfect for enjoying sunny days or hosting gatherings.

Additionally, the property includes dedicated parking, making it a practical choice for modern living. This exceptional home combines the best of period charm with the comforts of contemporary living, making it a must-see for discerning buyers. Don't miss the chance to own this stunning residence!





### Entrance Vestibule

Original tiled floor.

### Cloakroom

Modern two piece suite comprising of a low flush W/C, wash hand basin, radiator and a double glazed window.

### Reception Hallway

Access to main reception rooms. Benefiting from radiator, details coving and high vaulted ceilings.

### Breakfast Kitchen

14'6 10'6 (4.42m x 3.20m)

Fitted wall and base units with sink unit, quartz work surfaces, integrated dishwasher, double oven, hob and extractor fan, breakfast bar and double glazed window.

### Lounge

16 x 13'9 (4.88m x 4.19m)

Living flame gas fire with marble fireplace surround, Amtico flooring, details coving, rose, and high vaulted ceilings with sash double glazed windows.

### Dining Room

16'2 x 12'9 (4.93m x 3.89m)

Living flame gas fire with with stove effect, wood floor, built in wall cupboards, details coving, rose, and high vaulted ceilings with sash double glazed windows.

### Basement/Cellars

Access is gained from the hallway. The property benefits from generous basement rooms ideal for further storage. These spacious rooms could be transformed into further living accommodations or office space.

### First Floor Landing

Superb grand wooden staircase leading to the first-floor landing giving access to bedrooms one, two, three and house bathroom.

### Bedroom One

14'6 x 14'6 (4.42m x 4.42m)

Feature fireplace, radiator, double glazed window and modern sliding wardrobes.

### Bedroom Two

16'1 x 13'2 (4.90m x 4.01m)

Feature fireplace, radiator, double glazed window and modern sliding wardrobes.

### Bedroom Three

13'9 x 12'6 (4.19m x 3.81m)

Feature fireplace, radiator, double glazed window and modern sliding wardrobes.

### House Bathroom

Modern 3 piece suite comprising of a freestanding bath, shower cubicle, pedestal wash basin, tiled walls and floor, radiator and a double glazed window.





### W/C

Low flush W/C, radiator and double glazed window.

### Second Floor Landing

#### Bedroom Four

15'7 x 14'7 (4.75m x 4.45m)

Fireplace, radiator and a double glazed window.

#### Bedroom Five/Dressing Room

15'2 x 8'5 (4.62m x 2.57m)

Fitted wardrobes, radiator and a double glazed window.

### Bathroom

Three piece suite comprising of a panelled bath with thermostatic shower over, pedestal wash basin, low flush w/c, velux window and a radiator.

### Exterior

To the outside there is a private lawn with established trees to the front. There is a decked seating area and off street parking to the rear.

### Council Tax

D



# Edward House, BD13

Approximate Gross Internal Area = 302.9 sq m / 3260 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122868)



| Energy Efficiency Rating                       |         |           |
|------------------------------------------------|---------|-----------|
|                                                | Current | Potential |
| Very energy efficient - lower running costs    |         |           |
| (92 plus) <b>A</b>                             |         | <b>82</b> |
| (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                               |         | <b>60</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    |         |           |
| England & Wales                                |         |           |
| EU Directive 2002/91/EC                        |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating |         |           |

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