



2 Sandyford Farm Cottages

Sandyford, Monkton, KA9 2SP

In Excess of **£185,000**



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Charming 3-bed semi-detached cottage near Monkton, with spacious living areas, generous gardens, and lovely rural views. Convenient location with easy access to amenities and transport links. Viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Entrance Vestibule
- Hall
- Lounge
- Spacious Kitchen
- Three double Bedrooms
- Shower room
- Double glazing & Oil central heating
- Driveway
- Front & rear Garden with large shed and useful brick built store
- Outstanding rural location with great commuter links

























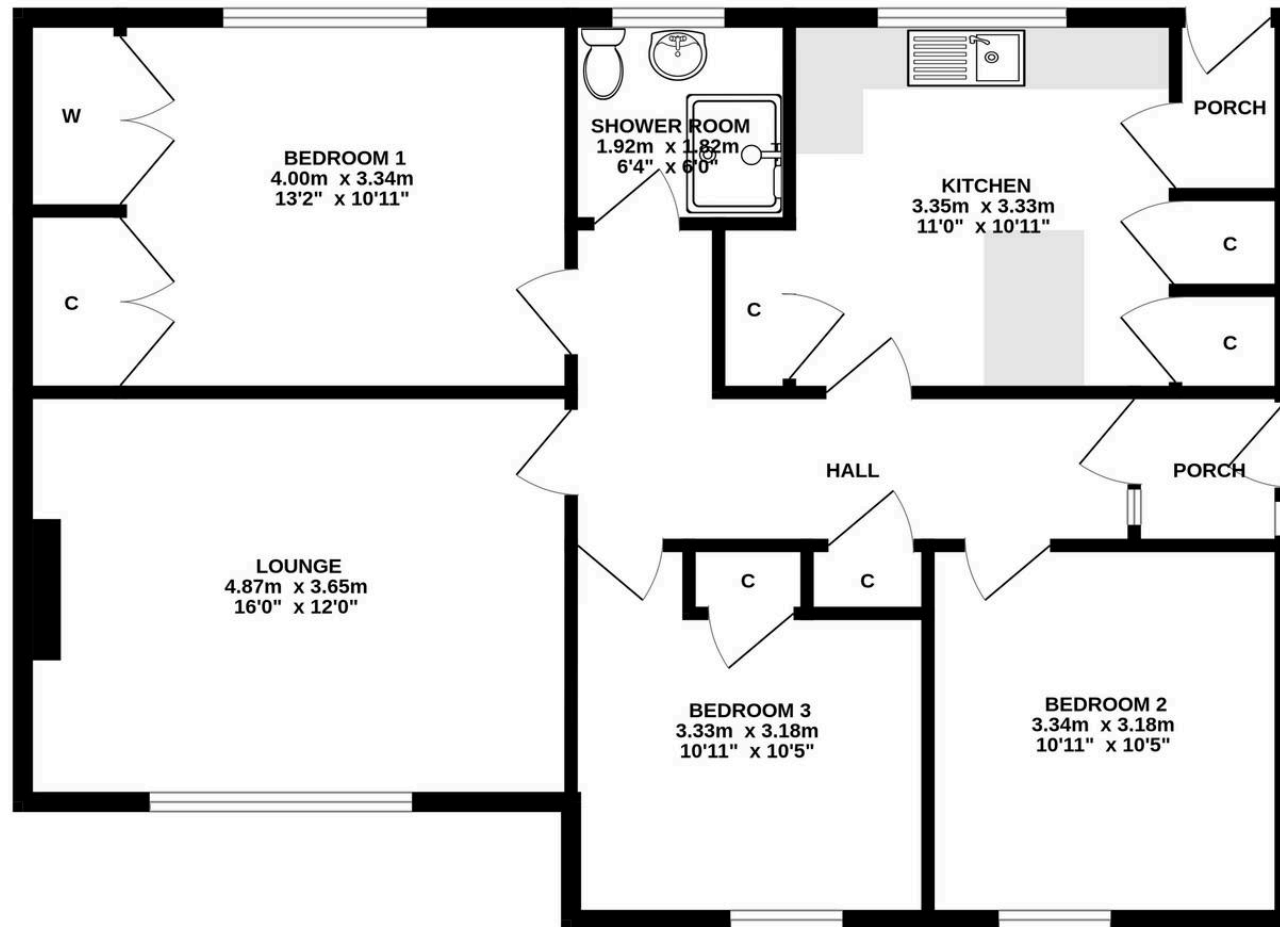








GROUND FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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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