



Albion Court, Sandy, SG19 1EA  
Offers over £300,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

**\*\*\*LOVELY THREE DOUBLE BEDROOM HOME IN A QUIET CUL-DE-SAC CLOSE TO THE TOWN CENTRE AND TRAIN STATION\*\*\***

Latcham Dowling are delighted to offer for sale this well presented three bedroom end of property situated in a quiet cul de sac that is a very short walk to the town centre and is within walking distance of the train station.

To the ground floor you have a re-fitted kitchen, W.c, 14' lounge/diner and a 12' conservatory/Family room. On the first floor you have two double bedrooms with bedroom two to the rear of the property having a wonderful "Juliet" balcony affording great views to the park. A family bathroom completes the first floor. On the second floor you have the master bedroom with its own large En Suite.

The house is beautifully presented and offers great accommodation right in the heart of the town.

Sandy is a town which offers a range of amenities including several schools, doctors surgery, dentist, a host of shops and restaurants and has a mainline train station giving direct access to London St Pancras. It also has great access to the A1.

Viewing is highly recommended.

**Entrance**

**Entrance Hall**

**W.c**

**Kitchen**  
9'7 x 6'2 (2.92m x 1.88m)

**Lounge/Diner**  
14'1 x 13'3 (4.29m x 4.04m)





**Conservatory/Family Room**  
12'1 x 11'3 (3.68m x 3.43m)

**First Floor**

**Landing**

**Bedroom Two**  
13'3 x 8'8 (4.04m x 2.64m)

**Bedroom Three**  
13'3 max x 8'2 (4.04m max x 2.49m)

**Family Bathroom**

**Second Floor**

**Landing**

**Bedroom One**  
13'3 max narrowing top 11'3 x 9'7 (4.04m  
max narrowing top 3.43m x 2.92m)

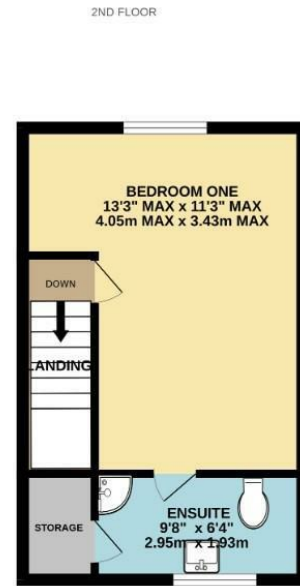
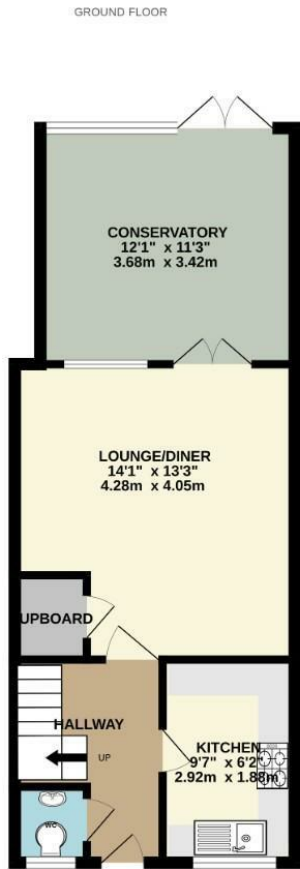
**En Suite**  
9'8 x 6'4 (2.95m x 1.93m)

**Front Garden**

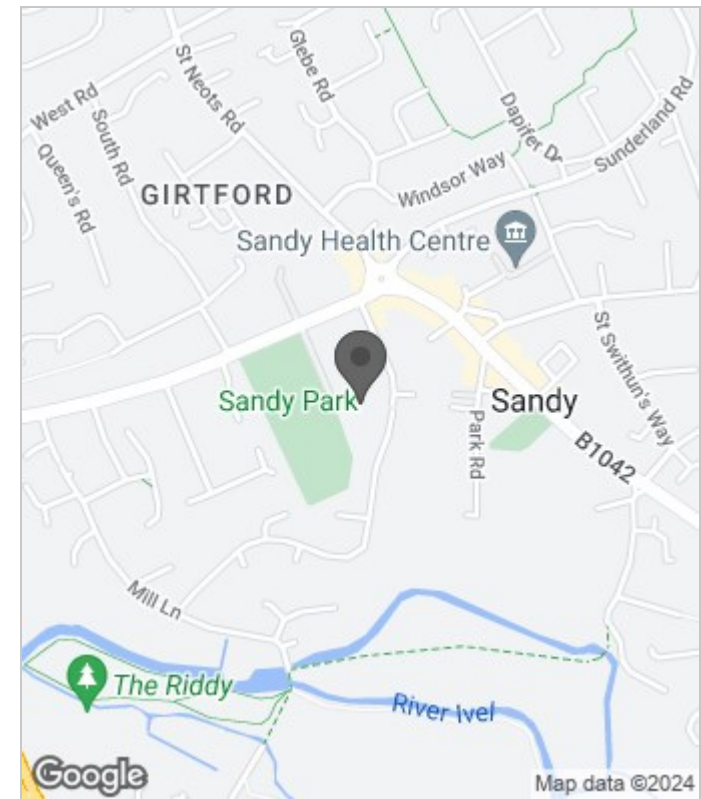
**Rear Garden**

**Parking**





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>77</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	

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