



Sandy Road, Everton, SG19 2JU
Offers in the region of £475,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****STUNNING FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IN NON ESTATE VILLAGE LOCATION WITH GORGEOUS COUNTRYSIDE VIEWS*****

Coming to the market for the first time in 32 years, this beautifully presented and spacious family home has been lovingly updated and refurbished by the current owners and now offers a bright and contemporary interior including a fabulous open plan kitchen/ dining/ living room with porcelain flooring and under floor heating throughout and French doors opening out to the generous garden. The garage has also been converted and now provides a separate utility room and an office/ study space ideal for anyone needing to work from home. On the first floor, as well as the four double bedrooms, there is also a re-fitted family bathroom.

The rear garden offers a secluded and private entertaining space, along with a generous lawned garden and stunning views over the fields and open countryside beyond. To the front of the house, there is a shingled driveway providing off road parking for 5-6 cars and an EV charging point.

Viewing is essential to fully appreciate the size, layout and location of this wonderful family home!!

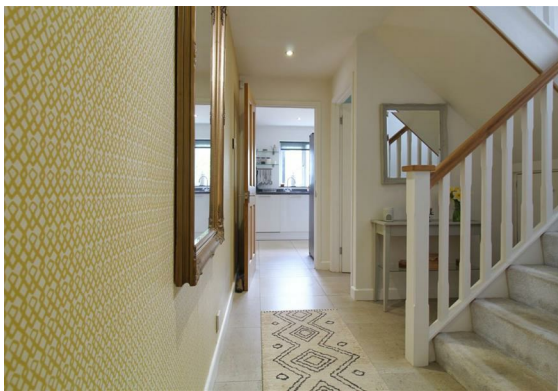
Everton is a small rural village about two miles north-east of Sandy. Local amenities include St Mary's Church which dates from the 12th century, a recreation ground with sports pitches and children's play area, a primary school and pub, The Thornton Arms, which also serves food. Nearby Sandy is a market town with a high street, a large supermarket on the edge of town and a sports and leisure centre. Biggleswade, a few miles to the south, has a bustling high street, weekly market, a Retail Park and a wide range of sports and leisure facilities.

The A1(M) lies approx. 3 miles to the east of Everton and provides fast road routes to London and Peterborough with links to the M1 and M25 in about 40 minutes and Luton Airport is approx. 45 minutes away. For the London commute fast trains into London Kings Cross run from nearby Sandy.

Entrance Via

Entrance Lobby

9'1 x 3'4 (2.77m x 1.02m)





Entrance Hall
16'0 x 3'6 min (4.88m x 1.07m min)

Cloakroom
7'10 x 3'1 (2.39m x 0.94m)

Utility Room
7'9 x 7'1 (2.36m x 2.16m)

Study/ Office
8'6 x 7'9 (2.59m x 2.36m)



Kitchen
14'9 x 8'10 (4.50m x 2.69m)

Dining Area
13'3 x 9'11 (4.04m x 3.02m)

Living Room
13'0 x 11'11 (3.96m x 3.63m)

First Floor Landing

Bedroom One
12'11 x 12'0 (3.94m x 3.66m)

Bedroom Two
12'9 x 11'11 (3.89m x 3.63m)

Bedroom Three
12'11 x 8'10 (3.94m x 2.69m)

Bedroom Four
12'3 x 8'9 (3.73m x 2.67m)

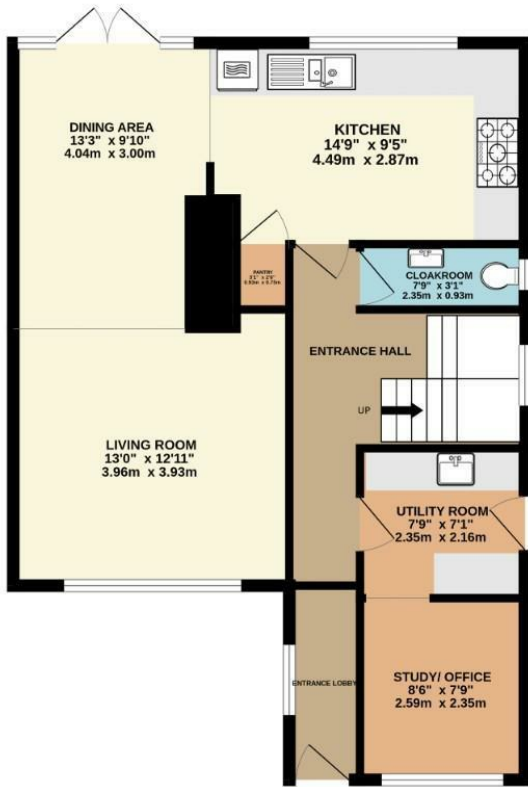
Bathroom
8'6 max x 7'1 (2.59m max x 2.16m)

Rear Garden

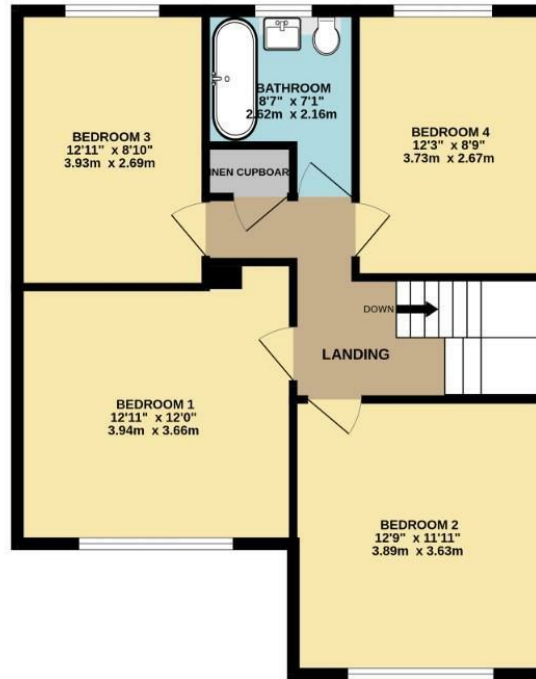
Front Of Property



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

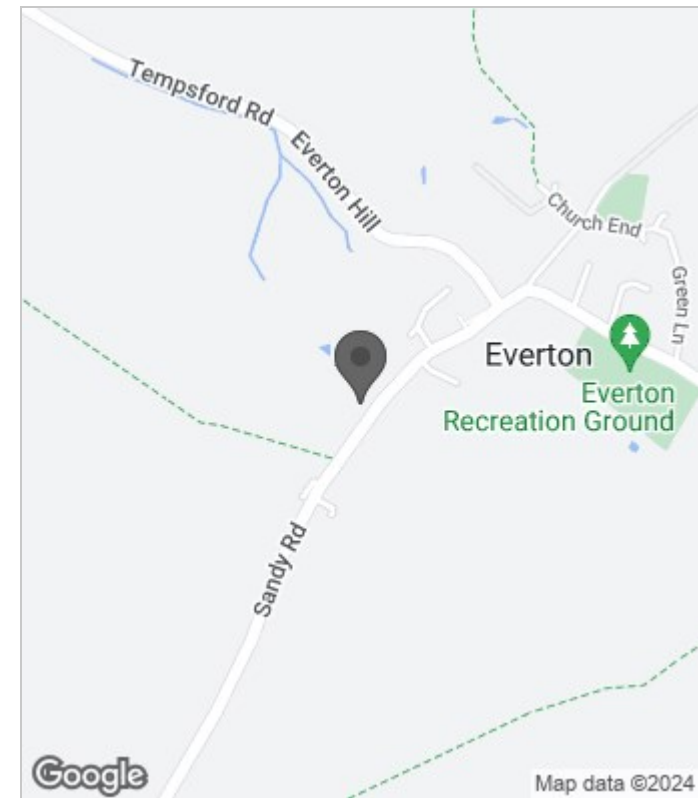


1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC	

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