

property details **approval form**

19 Eltisley Road, Great Gransden, Sandy, Bedfordshire, England, SG19 3AR

Date: 16 April 2024

Property Ref and Version: RYN109496 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 54A High Street, ROYSTON, Hertfordshire, SG8 9AW

T 01763 242988 **E** royston@williamhbrown.co.uk

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>> **price**

£1,100,000

Tenure: Freehold

>> **key features**

- > A much improved and beautifully presented detached family home.
- > Four double bedrooms with two en-suites.
- > Superb fitted kitchen/breakfast/sun room.
- > Three further large reception rooms.
- > Lovely landscaped gardens extending to the side and rear of the property.
- > Viewing highly recommended.
- > EPC Rating: E

>> **short description**

A much improved extended and beautifully presented four double bedroom family home with superb fitted kitchen/breakfast/garden room together with three further receptions. With lovely gardens extending to the side and rear viewing is highly recommended.

>> **long description**

Situated in this sought after village location, an opportunity to purchase a much improved extended and extremely well-presented detached family home.

Accommodation includes to the ground floor a superb fitted kitchen/breakfast/sun room, large dual aspect dining/family room, sitting room and study. To the first floor there are four large double bedrooms two of which have en-suites and to the master a large walk in dressing room.

Outside there are landscaped gardens together with a detached double garage and an established fruit and vegetable plot. Offered in excellent condition throughout and offering accommodation in excess of 2500 sq. ft. the property should be viewing at the earliest opportunity to avoid disappointment.

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>> **directions**

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>> **room description**

Covered Entrance

Door to:

Reception Area

Opening into a dual aspect dining/family room.

Dining/ Family Room

23' 7" max x 16' 7" max (7.19m max x 5.05m max)

Plus depth of bay window to front. Lovely spacious open plan dual aspect room with feature wood burning stove, double glazed bay window to front and twin double glazed windows to side. Multi-pane double doors through to kitchen/breakfast/family room.

Inner Hall

Spacious inner hall with stairs off to first floor landing. Understairs recess. Radiator. Storage cupboard. Door to cloakroom:

Cloakroom

Suite comprising high flush w/c, wash hand basin set into corner vanity unit and window to side.

Sitting Room

16' 10" max x 14' 1" max (5.13m max x 4.29m max)

Superb bespoke fitted storage, shelving and TV display unit fitted to one wall. Wood burner fitted to one corner. Radiator. Windows to front and side.

Kitchen/Breakfast/Family Room

25' 5" max x 19' 7" max (7.75m max x 5.97m max)

A superb fitted kitchen/breakfast/sun room comprising a generous range of base and wall units with built in dishwasher, fridge freezer, pantry cupboard, wine fridge, feature central island, triple windows to the side opening onto a beautiful open sun room with double glazed windows and roof window over looking landscaped gardens.

Study

15' 2" x 12' 1" (4.62m x 3.68m)

Twin double glazed double doors to side. Double glazed window to rear.

Utility Room

Comprising stainless steel sink unit with range of base units and work surface surrounds, double glazed door to rear.

Staircase To First Floor

Stairs from entrance hall to galleried first floor landing.

Bedroom One

17' 6" x 15' 4" (5.33m x 4.67m)

A particularly spacious dual aspect room with twin double glazed windows to the side and rear.

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En-Suite

Lovely re-fitted suite comprising large shower cubicle, low flush w/c, wash hand basin set into vanity unit, floor tiling and window to side.

Dressing Room

Large walk in dressing room concealed behind sliding doors.

Bedroom Two

15' 8" max x 14' max (4.78m max x 4.27m max)

Twin windows to front. Door to en-suite:

En-Suite

Lovely re-fitted suite comprising large shower cubicle, low flush w/c, wash hand basin set into vanity unit and window to side.

Bedroom Three

12' 11" x 12' into eaves (3.94m x 3.66m into eaves)

Window to side.

Bedroom Four

11' 3" max x 10' 1" max (3.43m max x 3.07m max)

Built in double wardrobe with over head storage. Twin windows to front.

Bathroom

Suite comprising free standing bath with telephone style attachment over, separate large tiled shower cubicle, wash hand basin, low flush w/c and window to side.

Outside

Rear And Side Garden

To the rear and side of the property there are large paved terraces leading to a lovely lawn with retaining wall and a wide variety of shrubs and trees throughout. To one end of the garden there is a large established fruit and vegetable plot with a large greenhouse and further storage.

Garage

There is also a detached double garage which is currently set up as a gym and has twin double glazed windows and double glazed double doors opening out onto the gardens. Please note that this is accessed via a private driveway which the owner has access over.

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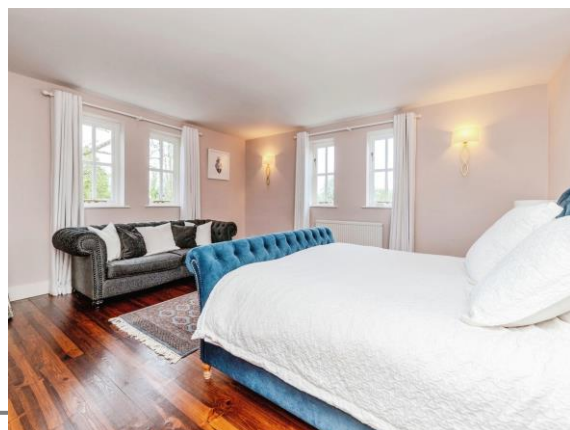
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

	Signature	Date
Mark Ponder		
Ms R.L. Brack		

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