

Queens Road, Sandy, Bedfordshire, SG19 1HD.  
Guide Price £350,000-£360,000





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Council Tax Band: B

Offered with a GUIDE PRICE OF £350,000 to £360,000 and with vacant possession is this very well presented and extended three bedroom semi detached home situated in a cul-de-sac location within the market town of Sandy which is only a 50 minute fast train commute to London Kings Cross.

The property benefits from a welcoming entrance hall leading into the family lounge with feature fireplace and bay window, refitted kitchen measuring approximately 18ft and a sun room/dining room with a solid tiled roof. Upstairs are three good sized bedrooms with the master having an Ensuite bathroom along with a separate family bathroom with walk in shower cubicle.

To the front is a driveway leading to an integral garage which lends itself for converting into another family room and the large rear garden is one of low maintenance with a fishpond and access into the rear of the garage.

### **Entrance Hall**

5'9 x 3'9 (1.75m x 1.14m)

Accessed by a double glazed front door, stairs leading to the first floor, door to the lounge, storage cupboard with cloak hanging space above, radiator, tiled flooring.

### **Lounge**

14'7 x 11'10 (4.45m x 3.61m)

Double glazed bay window to the front aspect, feature fireplace with granite style hearth and mantel, alcove display shelves with lighting, hardwood style flooring, two radiators, door to the kitchen.

### **Kitchen**

17'10 x 8'5 (5.44m x 2.57m)

Fitted with a range of gloss white and black wall and base units with complementary solid oak effect worktops, gloss brick style tiled splashbacks, gas cooker point with stainless steel and glass chimney hood over, stainless steel sink with mixer taps over, plumbing for a washing machine, space for a tumble dryer, integrated dishwasher, space for an American style fridge freezer, radiator, inset spotlights, tiled floor, double glazed window to the rear, glazed casement doors to the sunroom/dining room.

### **Sunroom/Dining Room**

16'3 x 7'2 (4.95m x 2.18m)

Double glazed windows to the rear and side aspect, double glazed french doors to the garden, radiator, tiled floor, solid tiled roof.

### **Galleried Landing**

12'6 x 5'7 (3.81m x 1.70m)

Split level landing, doors to all the bedrooms, display shelving, loft access with pull down ladder, radiator.

### **Master Bedroom**

11'5 x 11'3 (3.48m x 3.43m)

Double glazed window to the rear aspect, stripped wooden flooring, fitted with a range of wardrobes and dressing cabinets, radiator, pine effect door with etched glass inserts to the Ensuite.

### **Ensuite**

8'1 x 6'0 (2.46m x 1.83m)

Refitted Victorian style suite, panel enclosed bath with side mixer taps, low level WC, wash stand with inset sink, stripped wood flooring, gloss white brick tiled splashbacks with a coloured mosaic border, opaque double glazed window to the rear aspect, heated towel rail.

### **Bedroom Two**

11'8 x 9'5 (3.56m x 2.87m)

Double glazed window to the front aspect, feature corner fireplace, radiator.

### **Bedroom Three**

12'7 x 7'4 (3.84m x 2.24m)

Double glazed window to the front aspect, radiator.

### **Family Bathroom**

7'11 x 7'3 (2.41m x 2.21m)

Walk in corner shower cubicle, cistern enclosed low level WC, vanity wash hand basin, range of storage cupboards, tiled splashbacks and flooring, inset spotlights, opaque double glazed window to the rear aspect.

### **Frontage**

Driveway parking and up and over door to the garage, shingled front garden, bordered by a brick retaining wall and metal gates.

### **Rear Garden**

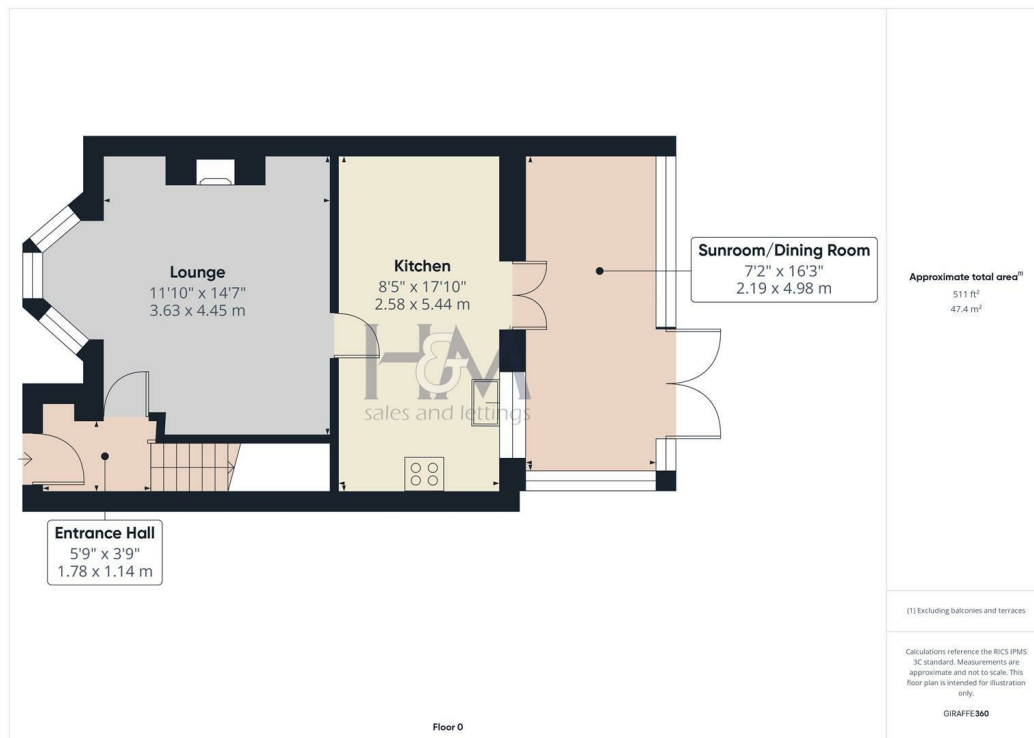
Paved patio with inset circular paving, feature pond with pergola over, shingle borders, path to the rear.

### **Garage**

Measuring Approximately 20 ft in length with an up and over door, power and light, open backed into the rear garden.







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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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	