



3

Bedrooms



1

Bathroom



1

Reception

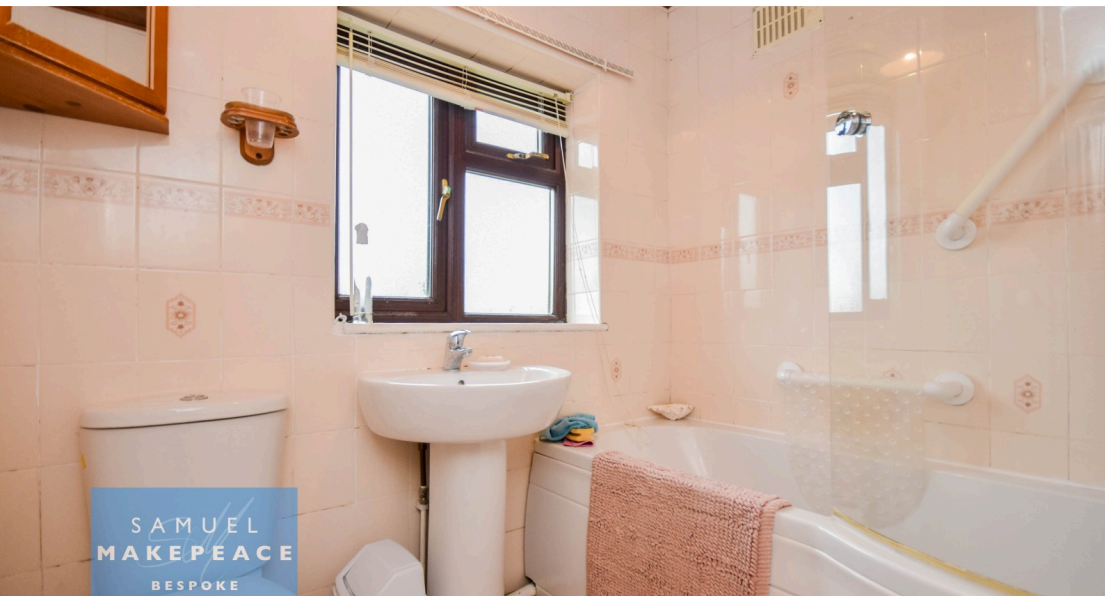


- **GENEROUS KITCHEN DINER WITH ROOM FOR ALL APPLIANCES**
- **SPACIOUS OPEN LOUNGE WITH LARGE BAY WINDOW**
- **TWO LARGE DOUBLE BEDROOMS PLUS A LARGER-THAN-AVERAGE THIRD**
- **LOW-MAINTENANCE REAR GARDEN WITH PAVED AREAS AND SHRUBS**
- **WRAPAROUND FRONT GARDEN AND DRIVEWAY WITH AMPLE PARKING**
- **NO UPWARD CHAIN**

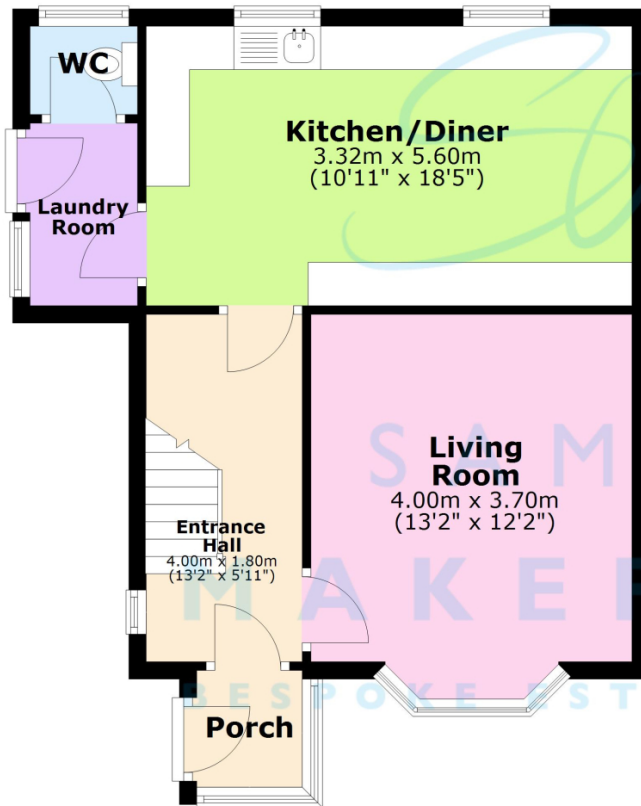


BIG on Space, FULL of Potential. Tucked away at the end of a peaceful cul-de-sac in sought-after **Marldon Place, Sandyford**, this standout home sits on generous **plot on the street** — offering space, privacy, and incredible potential. Whether you're looking to create your forever family home or a stylish renovation project, this property is bursting with opportunity. Boasting a **generously sized plot**, the home benefits from a wraparound frontage with ample off-road parking and a low-maintenance rear garden — perfect for those who value both outdoor living and privacy. The location offers the best of both worlds: tucked away in a peaceful residential setting, yet just minutes from key transport links including the A500, A34, local bus routes, and a variety of nearby shops and amenities. Step inside to discover impressively **large living spaces**, starting with a bright and airy **open lounge**, complete with a beautiful bay window that floods the room with natural light. Flowing seamlessly through to the kitchen diner, there's **plenty of space for appliances**, dining, and entertaining. A **useful laundry room and ground floor WC** add further convenience. Upstairs, the property continues to surprise with **two spacious double bedrooms** and a **larger-than-average third bedroom** — ideal for a nursery, home office, or guest room. A well-appointed **tiled family bathroom** completes the upper floor. Externally the property shines, with a wealth of driveway space and a rear garden boasting lawn, paved seating area and mature shrubbery for privacy. While the property would benefit from modernisation, it offers an exciting blank canvas for buyers with vision. Whether you're a first-time buyer, family, or investor, this is a fantastic chance to create your dream home in a sought-after area. **Offered with no upward chain**, don't miss your chance to secure this standout home.

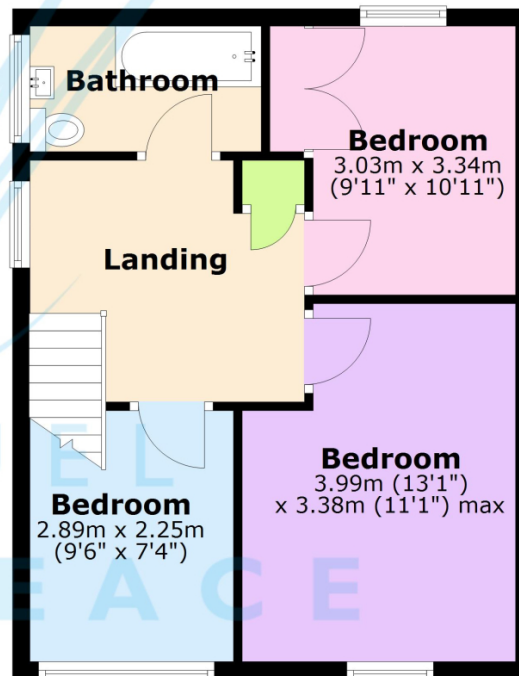
Contact Samuel Makepeace Bespoke Estate Agents today to arrange your viewing.



Ground Floor



First Floor



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