



# Kennedy & Co.

47 London Road, Sandy

SG19 1DZ

EPC: C

£495,000

- Individually Built Four/Five Bedroom Detached Home
- Entrance Hall With Cloakroom
- Spacious 18ft x 12ft Lounge
- Separate Dining Room and Separate Study
- 100ft Rear Garden
- Modern Fitted Kitchen & Separate Utility Room
- 15ft Family Room/Bedroom Five
- En-Suite To Master Bedroom
- Family Bathroom
- Driveway For Several Cars





A rare opportunity to purchase this very spacious and individually built four/five double bedroom detached home, situated in a sought after location in Sandy occupying a very generous plot with driveway for several vehicles and a rear garden approaching 100ft in length, whilst boasting generous accommodation throughout.

To the ground floor this fantastic property boasts an entrance hall with cloakroom, very generous 18ft x 12ft sitting room, separate dining room, study, 15ft family room/bedroom five, and modern fitted kitchen with separate utility room.

The first floor benefits from a spacious landing, four double bedrooms including a generous master bedroom with re-fitted en-suite shower room, and re-fitted family bathroom.

Other benefits include uPVC double glazing and gas to radiator central heating.

Externally this superb home offers a larger than average plot incorporating a very generous mono-block paved driveway providing ample off road parking for several cars, remaining

double garage space with power connected, and enclosed large rear garden approaching 100ft in length.

Early viewings on this property are highly recommended to avoid disappointment.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1 (M) and to the mainline railway station to London St Pancras.

## PARTICULARS

Timber entrance door leading to:

### ENTRANCE HALL

uPVC double glazed window to side elevation, single panel radiator, vinyl tiled effect flooring, coving to ceiling, communicating doors to:

### FAMILY ROOM/BEDROOM FIVE

15' 4" x 13' (4.67m x 3.96m) uPVC double glazed window to side elevation.

### INNER HALL

Single panel radiator, stairs rising to first floor, vinyl wood effect flooring, coving to ceiling, built in double doored storage cupboard, communicating doors to:

### CLOAKROOM

Single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to half height to all elevations, vinyl wood effect flooring, coving to ceiling, extractor fan.

### STUDY

8' 5" x 7' (2.57m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### LOUNGE

18' 6" x 12' 3" (5.64m x 3.73m) Dual aspect room, uPVC double glazed window to side elevation and double glazed sliding patio doors to rear elevation, double panel radiator, vinyl wood effect flooring, feature brick built fireplace, coving to ceiling, double doorway to:

### DINING ROOM

10' 6" x 8' 8" (3.2m x 2.64m) Double glazed sliding patio doors to rear elevation, single panel radiator, vinyl wood effect flooring, coving to ceiling, door to:

### KITCHEN

9' 10" x 7' 4" (3m x 2.24m) uPVC double glazed window to rear elevation, modern fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space for 900mm cooker range, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating built in 900mm extractor hood, vinyl wood effect flooring, coving to ceiling, archway to:

### UTILITY ROOM

7' 4" x 6' 9" (2.24m x 2.06m) uPVC double glazed door to side elevation, single panel radiator, wall mounted gas boiler, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, range of wall mounted units, vinyl wood effect flooring, coving to ceiling.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to side elevation, single panel radiator, access to loft space, built in double door airing cupboard, communicating doors to:

#### MASTER BEDROOM

13' 3" x 10' 10" (4.04m x 3.3m) uPVC double glazed window to rear elevation, double panel radiator, coving to ceiling, door to:

#### ENSUITE

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, vinyl flooring, coving to ceiling.

#### BEDROOM TWO

15' 3" x 11' 10" (4.65m x 3.61m) uPVC double glazed window to front elevation, double panel radiator, coving to ceiling.

### BEDROOM THREE

10' 2" x 7' 7" (3.1m x 2.31m) uPVC double glazed window to rear elevation, single panel radiator, built in storage recess, coving to ceiling.

### BEDROOM FOUR

10' x 7' 5" (3.05m x 2.26m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe, coving to ceiling.

### BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, vinyl wood effect flooring, coving to ceiling.







## EXTERNALLY

### FRONT

Extensive mono-block paved driveway providing ample off road parking for several vehicles, gated access to side leading to:

### REAR GARDEN

Enclosed rear garden approaching 100ft in length, initial paved patio area with outside tap and outside power point, raised fish pond, generous laid to lawn area with established tree and shrub borders.

### GARAGE SPACE

Electric roller door, power connected, window to side elevation, ideal for storage.

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.