



# Kennedy & Co.

25 Alfred Cope Road, Sandy

SG19 1LX

EPC: TBA

£339,950

- Two Double (Formally 3) Bedroom Detached Bungalow
- **No Upward Chain!**
- Generous 18ft Lounge
- uPVC Double Glazed Conservatory
- Single Garage & Driveway
- Fitted Kitchen With Built In Appliances
- Spacious Entrance Dining Hall (Formally Bedroom Three)
- Re-Fitted Modern Wet Room
- Generous 14ft Master Bedroom





An excellent opportunity to purchase this two double (formally three) bedroom spacious detached bungalow, benefitting from no upward chain, generous living accommodation and garage, situated in a quiet cul-de-sac location in Sandy within a very convenient short walk to the town centre.

This property briefly boasts a spacious entrance dining hall, very generous 18ft lounge, fitted kitchen with built in appliances, excellent 13ft uPVC double glazed conservatory, re-fitted modern wet room and two double bedrooms including a spacious 14ft master.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating. If necessary, the third bedroom could quite easily be re-instated with the simple addition of two internal stud walls.



Externally this superb bungalow offers a driveway providing off road parking, single garage with power and light connected, plus easy generous enclosed front garden and further enclosed rear garden with brick built store.

Offered with no upward chain, early viewings are strongly advised.

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

uPVC double glazed entrance door to:



### ENTRANCE DINING HALL

11' 6" x 10' 8" (3.51m x 3.25m) (Formally entrance hall and bedroom three) uPVC double glazed window to side elevation, two single panel radiators, built in storage cupboard and built in airing cupboard housing hot water cylinder, communicating doors to:

### KITCHEN

10' 7" x 7' 4" (3.23m x 2.24m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed door to side elevation, electric plinth heater, fitted kitchen comprising one and a half bowl composite sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel 'Neff' hide and slide oven, built in stainless steel 'Neff' microwave combination oven over, built in four burner gas hob, built in fridge and built in freezer with matching doors, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood.

## LOUNGE

18' 10" x 11' (5.74m x 3.35m) Single panel radiator, feature living flame gas fireplace with marble hearth, coving to ceiling, uPVC double glazed sliding patio doors to:

## CONSERVATORY

13' 8" x 6' 4" (4.17m x 1.93m) uPVC double glazed conservatory, vinyl tiled effect flooring, sliding doors to garden, power points.

## MASTER BEDROOM

14' 10" x 11' (4.52m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, range of built in mirrored wardrobes, coving to ceiling.

## BEDROOM TWO

10' 8" x 7' 10" (3.25m x 2.39m) uPVC double glazed window to rear elevation, single panel radiator, built in range of bedroom furniture including two double wardrobes and vanity unit, coving to ceiling.

## WET ROOM

uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, shower area with fitted shower over, waterproof splash panels to all splash areas, vinyl flooring, coving to ceiling, sunken spotlighting, extractor fan.

## EXTERNALLY

### FRONT

Mono-block paved driveway providing off road parking for one car, mainly laid to shingle with raised shrub planters, gated access to:

### MAIN GARDEN

Fully enclosed easy maintenance garden, mainly paved with tree and shrub beds, laid to lawn area, outside tap, personnel door to garage, pathway leading to:

### REAR GARDEN

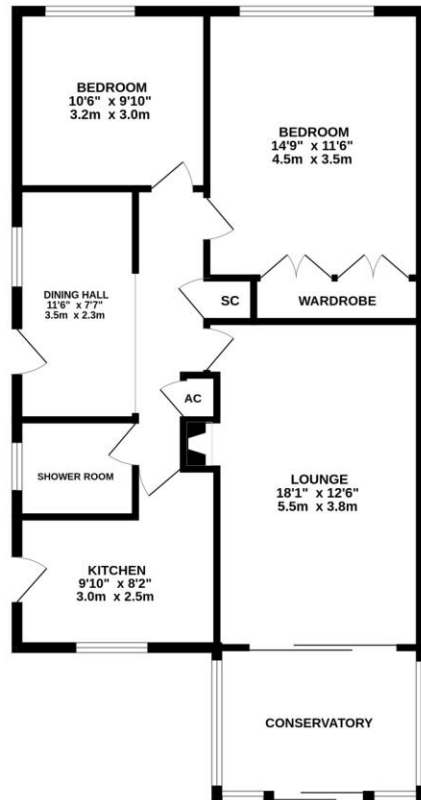
Enclosed rear garden, brick built store with power and light connected.

### GARAGE

Up and over door, power and light connected.



GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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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## COUNCIL TAX BAND

Tax band D

## 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.