



**Kennedy
& Co.**

34 London Road, Sandy

SG19 1HA

EPC: C

£325,000

- Spacious Three Bedroom Semi-Detached Home
- Entrance Lobby & Entrance Hall
- Spacious 13ft x 12ft Lounge
- Excellent 19ft Open Plan Kitchen/Diner
- uPVC Double Glazed Conservatory
- Bathroom & Separate W.C
- uPVC Double Glazing Throughout
- Front and Rear Gardens
- Garage With Power & Light



A superb opportunity to purchase this spacious three bedroom semi-detached family home, boasting a spacious 13ft x 12ft lounge and excellent 19ft kitchen/diner, plus off road parking for one or two small cars and a garage, ideally situated in a sought after location within Sandy.

The property briefly boasts an entrance lobby and entrance hallway, spacious 13ft x 12ft lounge, generous 19ft open plan kitchen/diner, uPVC double glazed conservatory, family bathroom with separate W.C, and three good sized bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating with recently replaced combination boiler.

Externally this superb home benefits from a front garden, enclosed rear garden, single garage with power and light connected, and driveway providing off road parking for one or two small vehicles.

Early viewings are strongly encouraged.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE LOBBY

uPVC obscure double glazed window to front elevation, tiled flooring, door to:

ENTRANCE HALL

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

LOUNGE

13' x 12' 4" (3.96m x 3.76m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, door to:

KITCHEN/DINER

19' 6" x 9' 1" (5.94m x 2.77m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for fridge/freezer, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, replaced wall mounted gas combi boiler, large built in pantry cupboard, ideal space for table and chairs, vinyl wood effect, sunken spotlighting, uPVC double glazed sliding patio doors to:

CONSERVATORY

11' 2" x 9' 8" (3.4m x 2.95m) uPVC double glazed conservatory, double doors to garden, power points, tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' 2" x 8' 3" (3.71m x 2.51m) uPVC double glazed window to front elevation, single panel radiator, range of built in mirrored sliding wardrobes, laminated wood effect flooring, coving to ceiling.

BEDROOM TWO

10' 8" x 8' 8" (3.25m x 2.64m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe and built in storage cupboard, laminated wood effect flooring, coving to ceiling.

BEDROOM THREE

8' 7" x 7' 9" (2.62m x 2.36m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, double panel radiator, fitted two piece suite comprising wash hand basin and panelled bath with mixer tap and fitted shower over, tiled to all splash areas, vinyl flooring, coving to ceiling.

SEPARATE W.C

uPVC obscure double glazed window to side elevation, single panel radiator, low level W.C, vinyl flooring, coving to ceiling.

EXTERNALLY

FRONT

Mainly laid to lawn with shrub border, paved pathway to entrance door, gated access to side leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, door leading to timber storage shed with power connected and door to:

GARAGE

Up and over door, power and light connected.

Off road parking in front for one or two small cars.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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.