



Kennedy & Co.

18 Woolfield, Sandy

SG19 1AR

EPC: C

£325,000

- Excellent Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Backing On To The River Ivel With Delightful Views
- Sitting Room
- Open Plan Dining Room
- Fitted Kitchen
- Fitted Family Bathroom
- Driveway For 2 Cars & Car Port
- Generous Enclosed Garden



A wonderful opportunity to purchase this excellent three bedroom semi-detached family home, backing on to the River Ivel with delightful open views, boasting separate reception rooms, driveway providing off road parking for two cars and a car port, ideally nestled away in a quiet sought after location within very easy walking distance of the train station.

The property briefly boasts an entrance hallway, spacious lounge, open plan dining room, fitted kitchen, fitted family bathroom and three bedrooms.

Other benefits include no upward chain. uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home benefits from a front garden with driveway providing off road parking for two cars, generous enclosed rear garden, and car port providing covered off road parking.

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

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 to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

KITCHEN

9' 6" x 7' 4" (2.9m x 2.24m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, fitted kitchen comprising one 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 washing machine, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, vinyl tiled effect flooring, built in under stairs storage cupboard.

LOUNGE

13' 9" x 11' 10" (4.19m x 3.61m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, open plan design to:

DINING ROOM

10' 4" x 9' 8" (3.15m x 2.95m) uPVC double glazed sliding patio doors to rear elevation, single panel radiator, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

12' x 9' 2" (3.66m x 2.79m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobes and cupboard space over.

BEDROOM TWO

11' x 8' 1" (3.35m x 2.46m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.

BEDROOM THREE

8' 8" x 8' (2.64m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard.

BATHROOM

uPVC double glazed obscure window to side elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin and panelled bath with mixer tap over, tiled to all elevations, vinyl tiled effect flooring.

EXTERNALLY

FRONT

Mainly laid to lawn with mature tree and shrub borders, mono-block paved driveway providing off road parking for two cars leading to:

CARPORT

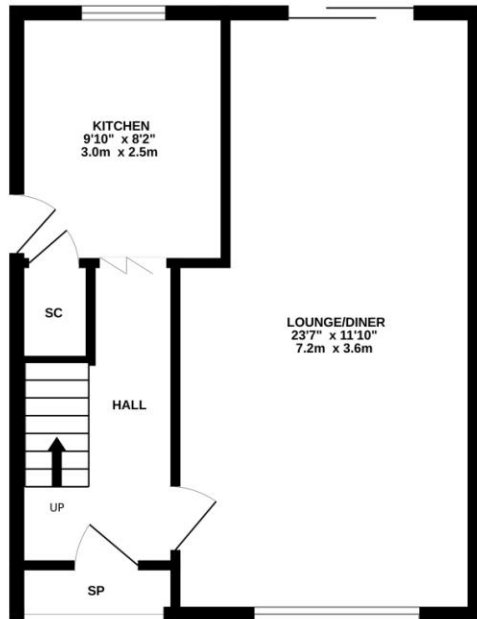
Providing covered off road parking for one small vehicle or motorcycles etc, outside power points and outside lighting, open plan design to:

REAR GARDEN

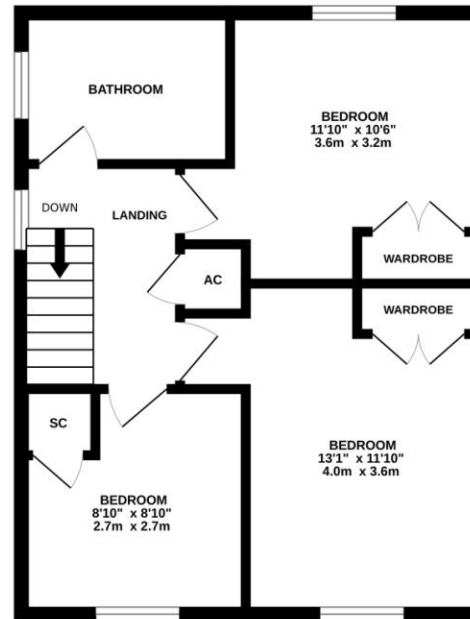
Very peaceful generous enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders, timber shed and greenhouse.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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 C

TENURE

Freehold

LOCAL AUTHORITY

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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.