



# Kennedy & Co.

21 Banks Drive, Sandy

SG19 1AE

EPC: C

£379,950

- Excellent Four Bedroom Three Storey Town House
- Entrance Hall With Modern Cloakroom
- Generous 15ft Re-Fitted Modern Kitchen/Diner
- Spacious 16ft Lounge
- Modern Family Bathroom
- Superb 13ft x 12ft Master Bedroom With En-Suite
- Off Road Parking For Two/Three Vehicles
- Enclosed Rear Garden



A fantastic opportunity to purchase this improved, versatile and well presented spacious four bedroom three storey modern town house, benefitting from a spacious 16ft lounge, 15ft re-fitted modern kitchen/diner and garage, ideally situated in a very sought after quiet cul-de-sac location within easy walking distance of the town centre in Sandy.

This property briefly boasts an entrance hall with modern cloakroom, spacious 15ft re-fitted modern kitchen/diner, generous 16ft lounge, modern first floor family bathroom, large 13ft x 12ft master bedroom with en-suite shower room occupying the entirety of the top floor, and three further bedrooms.

The property also benefits from uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home offers a garage en-bloc with off road parking in front for two tow three vehicles, front garden area and a fully enclosed generous rear garden.

This excellent home must be viewed early 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

Composite entrance door to:

### ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in storage cupboards beneath, tiled wood effect flooring, coving to ceiling, communicating doors to:

### CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted two piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, tiled wood effect flooring, fully tiled to half height to all elevations.

### KITCHEN/DINER

15' 3" x 9' 4" (4.65m x 2.84m) uPVC double glazed bay window to front elevation, feature strip panel radiator, re-fitted modern kitchen comprising one bowl composite sink drainer unit with mixer taps over, fitted work surfaces, range of base units incorporating built in oven with built in 4 burner induction hob over, space for fridge/freezer, built in dishwasher with matching door, further range of wall mounted units incorporating fitted extractor hood, tiled wood effect flooring, ideal space for table and chairs.



## LOUNGE

16' 2" x 11' 6" (4.93m x 3.51m) uPVC double glazed window to rear elevation plus uPVC double glazed French doors to rear elevation, two double panel radiators, laminated wood effect flooring, coving to ceiling.

## FIRST FLOOR

### LANDING

Stairs rising to second floor, built in storage cupboard, built in airing cupboard housing 'Mega-Flo' hot water cylinder, laminated wood effect flooring, coving to ceiling, communicating doors to:

### BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe, laminated wood effect flooring, coving to ceiling.

### BEDROOM THREE

10' 6" x 9' 5" (3.2m x 2.87m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, laminated wood effect flooring, coving to ceiling.

### BEDROOM FOUR

7' 9" x 6' 6" (2.36m x 1.98m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

### BATHROOM

uPVC double glazed obscure window to front elevation, single panel radiator, fitted modern three white piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over and fitted shower over, tiled to all splash areas, extractor fan, vinyl tiled effect flooring.

## SECOND FLOOR - LANDING

Single panel radiator, door to:

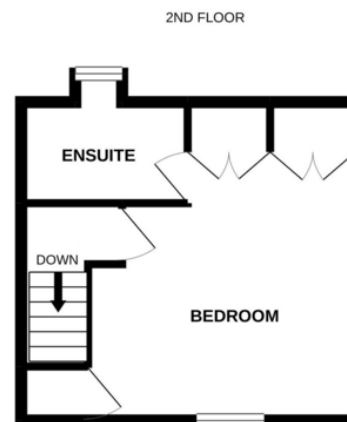
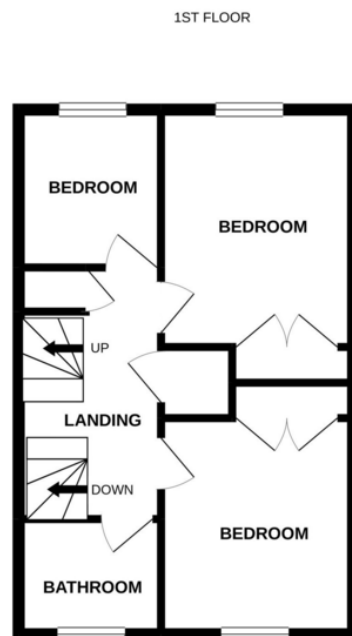
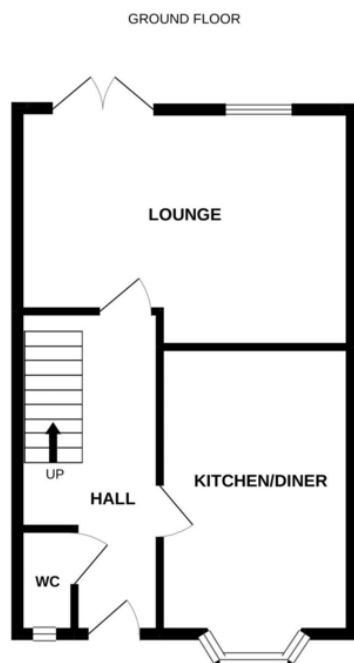
### MASTER BEDROOM

13' 1" x 12' 9" (3.99m x 3.89m) uPVC double glazed window to front elevation, double panel radiator, two built in double wardrobes, storage space in roof eaves, access to loft space, laminated wood effect flooring, door to:

### ENSUITE

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over, shower area currently used as small utility space with space and plumbing for washing machine and space for tumble dryer, all connections and drainage for shower are still present to revert back to shower area, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.





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.

## EXTERNALLY

### FRONT

Enclosed by iron railings, gated paved pathway to entrance door, mainly laid to slate shingle.

### REAR GARDEN

Fully enclosed generous rear garden, paved patio area with outside tap, mainly laid to lawn with tree and shrub borders, gated access to side leading to:

### GARAGE

Single garage en-bloc.

Mono-block paved off road parking for two to three vehicles in front.

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

## OFFICE

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