



# Kennedy & Co.

1 Bunyan Road, Sandy

SG19 1BJ

EPC: C 'No Upward Chain'

£339,995

- Extended Three Bedroom Semi-Detached Property
- Entrance Hall & Re-Fitted Cloakroom
- Spacious 16ft Lounge
- Re-Fitted Luxury 16ft Kitchen/Diner
- Home Office / Gym
- Re-Fitted Modern Kitchen with Separate Utility Room
- Re-Fitted Bathroom
- uPVC Double Glazing Throughout
- Driveway For 3 Cars and Enclosed Rear Garden



A wonderful opportunity to purchase this beautifully presented, extended and very much improved spacious three bedroom semi-detached family home, boasting a spacious 16ft lounge and luxury re-fitted 16ft x 14ft kitchen/diner, plus off road parking for three cars, ideally nestled within a quiet sought after no through road within Sandy.

The property has been extended to the side and now briefly boasts a generous entrance hallway, re-fitted modern cloakroom, spacious 16ft lounge, re-fitted luxury 16ft x 14ft kitchen/diner, separate modern utility room, re-fitted modern family bathroom and three bedrooms.

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

Externally this superb home benefits from off road parking for 3 vehicles, well maintained enclosed rear garden, and converted garage now being utilised as a home office.

Early viewings are strongly encouraged.

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### PARTICULARS

Composite door with double glazed panels to:

### HALLWAY

Floor to ceiling radiator. Storage cupboard. Tiled flooring. Recessed lighting. Oak door to:

### LOUNGE

16' 7" x 10' 6" (5.05m x 3.2m) Two full length double glazed windows to the front. Wood burning stove with slate hearth, recessed shelving and cupboard to both sides. Floor to ceiling radiator. Recessed lighting. Oak door to:

### INNER HALLWAY

Tall radiator. Stairs rising to the first floor. Oak door to:

### CLOAKROOM

Wash hand basin. W.C. Underfloor heating. Towel rail. Extractor. LED lighting.



### KITCHEN/DINER

16' 6" x 14' 5(max)" (5.03m x 4.39m) Re-fitted with satin base and wall mounted units with quartz work tops and upstands. 'Franke' sink with boiling kettle tap / mixer tap. Fully integral appliances (oven, microwave, induction hob with extractor, fridge, freezer and dishwasher. Tower radiator. Recessed down lighting. Built in blue tooth speakers. Amtico style flooring, Under stair cupboard with meters and consumer board. Separate pantry cupboard. Double glazed door and window to the garden. Oak door to:

### UTILITY ROOM

7' 8" x 4' 5" (2.34m x 1.35m) Base and wall units. Plumbing and space for washing machine and space for tumble dryer. Tiled flooring. Double glazed window to the rear.

### LANDING

Access to the insulated loft. Down lighting.

### BEDROOM ONE

11' 4" x 10' 9" (3.45m x 3.28m) Double glazed window to the rear. Built in wardrobes. Recessed and wall lighting. Radiator. Aerial and plug sockets with USB ports.

### BEDROOM TWO

10' 8" x 9' (3.25m x 2.74m) Double glazed window to the front. Half panelling to the walls. Built in wardrobe. Radiator. Recessed lighting. Plug sockets with USB ports. Aerial point.

### BEDROOM THREE

10' 8" x 7' 4" (3.25m x 2.24m) Double glazed window to the front. Radiator. Recessed lighting. Plug sockets with USB ports. Aerial point.

### BATHROOM

A beautiful, fully tiled re-fitted bathroom comprising, Full size bath with digital shower over and glass screen. Vanity unit housing the wash hand basin, W.C. Double glazed obscure window to the rear. Recessed lighting. Extractor. Night lighting on a sensor.

### EXTERNALLY GARDEN

Laid to lawn with stone patio. Seating area. External lighting. Outside tap. Gated access to the side.

### GARAGE – No vehicular access

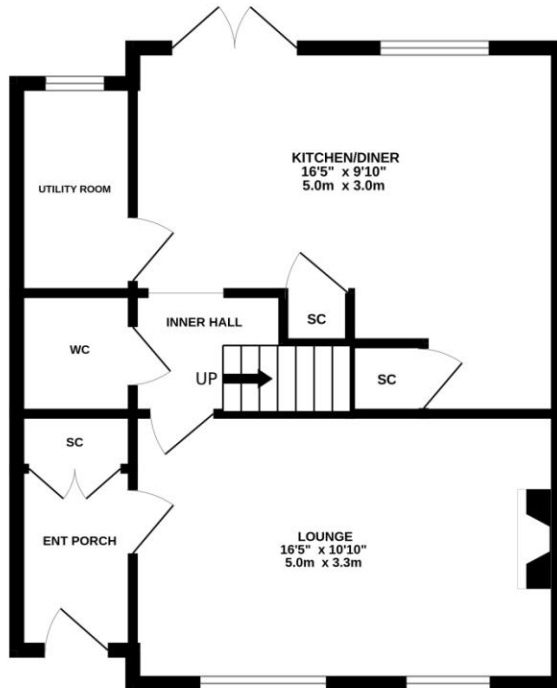
13'2" x 6'9", now in two parts, comprising double glazed door and window to the side, now a home office being fully insulated, dry lined with many power points. To the front of the garage, up and over door providing garden storage.

### FRONT

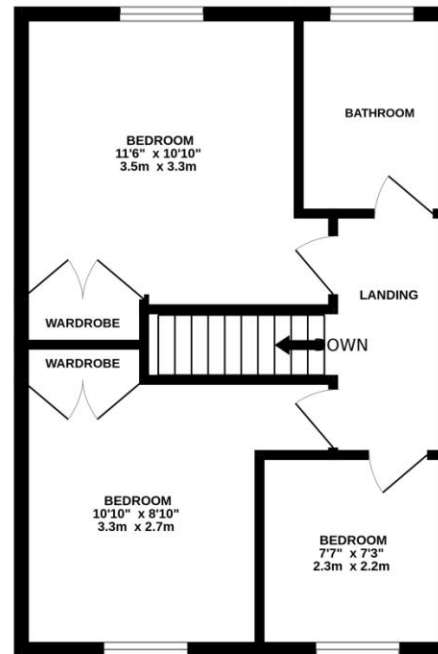
Mono block driveway providing off road parking.



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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

Central Bedfordshire Council

## OFFICE

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