



Kennedy & Co.

32 St. Swithuns Way, Sandy

SG19 1BG

EPC: C * No Upward Chain! *

£295,000

- Excellent Spacious Three Bedroom Home
- No Upward Chain!
- Entrance Hall and Cloakroom
- Generous 13ft Kitchen/Diner
- Spacious 17ft x 12ft Lounge
- First Floor Wet Room
- Enclosed Rear Garden
- Off Road Parking For Two Cars
- Single Garage



A superb opportunity to purchase this excellent three bedroom home, benefitting from off road parking for two cars and a single garage, ideally situated within very easy walking distance of both the town centre and train station.

This property briefly boasts an entrance hall with cloakroom, very spacious 17ft x 12ft lounge, generous 13ft kitchen/diner, three bedrooms and first floor wet room.

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

Externally this property offers a driveway providing off road parking for one vehicle, fully enclosed well maintained rear garden, single garage en-bloc with further off road parking for one vehicle in front.

Offered with no upward chain, 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

Entrance canopy with uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, laminated wood effect flooring, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, laminated wood effect flooring.

KITCHEN/DINER

13' 8" x 9' 9" (4.17m x 2.97m) uPVC double glazed window to front elevation, single panel radiator, fitted kitchen comprising one bowl stainless steel sink drainer unit, wood effect work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for fridge/freezer, space for cooker, tiled to all splash areas, further range of wall mounted units, vinyl tiled effect flooring, ideal space for table and chairs.

LOUNGE

17' x 12' 8" (5.18m x 3.86m) uPVC double glazed French doors to rear elevation, two single panel radiators, stairs rising to first floor, coving to ceiling.

FIRST FLOOR

LANDING

Access to loft space, built in storage cupboard, built in airing cupboard housing hot water cylinder and replaced gas boiler, communicating doors to:

MASTER BEDROOM

10' 9" x 10' (3.28m x 3.05m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

9' 5" x 9' 1" (2.87m x 2.77m) uPVC double glazed window to rear elevation, single panel radiator, built in wardrobe over stairs.

BEDROOM THREE

7' 7" x 6' 5" (2.31m x 1.96m) uPVC double glazed window to rear elevation, single panel radiator.

WET ROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower area with fitted shower over, fully tiled to all splash areas, vinyl flooring, extractor fan.

EXTERNALLY

FRONT

Driveway providing off road parking, small brick built outside storage cupboard, paved pathway to entrance door, outside tap.

REAR GARDEN

Fully enclosed well maintained rear garden, initial paved patio area with outside power points, mainly laid to lawn area with well established tree and shrub borders, gated access to rear leading to:

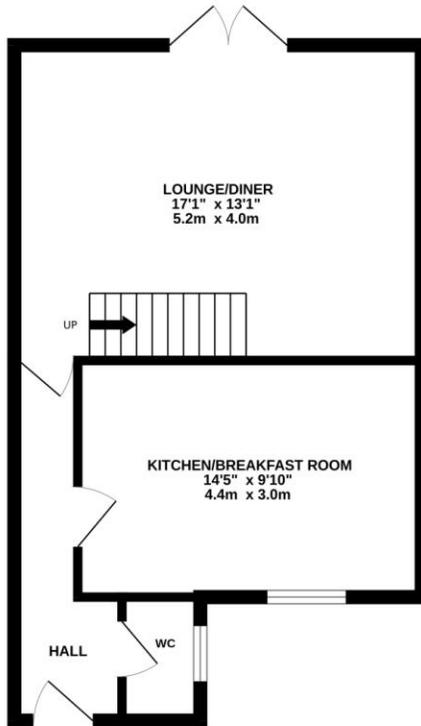
GARAGE

Up and over door, storage space in roof eaves.

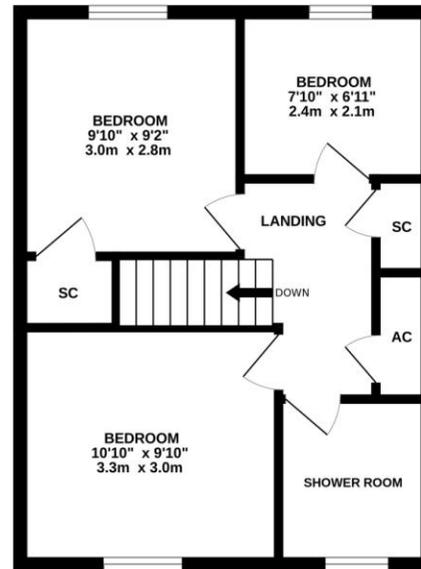
Further off road parking for one vehicle in front of garage.



GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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

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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