



Kennedy & Co.

'Kia-Ora', 35 St. Neots Road, Sandy

SG19 1LE

EPC: D

£575,000

- Wonderful Four Bedroom Edwardian Home Dating Back To 1906
- Entrance Hall With Cloakroom
- Spacious 17ft x 12ft Sitting Room
- Separate Dining Room
- Snug/Study & 14ft Family Room
- Fantastic 19ft x 16ft Kitchen/Breakfast Room
- Re-Fitted First Floor 4 Piece Bathroom
- Larger Than Average Private Rear Garden



'Kia-Ora' provides a wonderful opportunity to purchase a delightful historic four bedroom Edwardian home dating back to 1906, boasting a huge amount of character and charm throughout and very spacious extended accommodation over two floors, occupying a much larger than average very private plot with ample off road parking for three/four vehicles and several outbuildings including double garage, all situated in a sought after location within a very short walk of the town centre.

This fine property has been extended over the years and now briefly boasts an entrance hall with cloakroom, generous 17ft x 12ft sitting room with open fireplace, separate snug/study, further separate dining room, 14ft family room, and fantastic 19ft x 16ft farmhouse style open plan kitchen/breakfast room with bi-folding doors to garden all on the ground floor.

The first floor boasts four bedrooms and a re-fitted modern four piece family bathroom with roll top bath.

Other benefits include uPVC double glazed sash style windows, gas to radiator central heating and a huge wealth of character and period features throughout.

Externally the property occupies a much larger than average plot with off road parking to the front for one vehicle and front garden area, plus a superb very private enclosed rear garden with extensive raised decking seating area, brick built outbuildings with power and light connected, timber shed and summerhouse, and a 16ft x 16ft detached double garage with power and light connected plus off road parking for 2-3 vehicles in front.

This superb 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

Feature storm porch with obscure glazed timber entrance door to:

ENTRANCE HALL

Feature stained glass window, column style radiator, featured period tiled flooring, stairs rising to first floor with built in under stairs storage cupboard, communicating original timber doors to:

CLOAKROOM

High level W.C, wash hand basin, quarry tiled flooring.

LOUNGE

17' 5" x 12' (5.31m x 3.66m) uPVC double glazed sash style bay window to front elevation, double panel radiator, feature cast iron fireplace with wooden surround, picture rail, coving to ceiling.

SNUG/STUDY

12' x 11' (3.66m x 3.35m) uPVC sash style bay window to front elevation, double panel radiator, picture rail.

DINING ROOM

12' x 11' (3.66m x 3.35m) Column radiator, feature brick built fireplace with cast iron wood burner, built in storage cupboards, coving to ceiling, door to kitchen plus open plan design to:

FAMILY ROOM

14' 5" x 11' 10" (4.39m x 3.61m) uPVC double glazed French doors to rear elevation, uPVC double glazed Velux window, column radiator, luxury vinyl tiled flooring, wall mounted gas boiler.

KITCHEN/BREAKFAST ROOM

19' 7" x 16' 2" (5.97m x 4.93m) uPVC double glazed bi-folding doors to garden, feature skylight window, farmhouse style kitchen with two bowl ceramic butler sink with mixer tap over, solid wooden work surfaces, space for 900mm cooker range, space and plumbing for dishwasher, space for

American style fridge/freezer, wall mounted extractor hood, ideal space for table and chairs, sunken spotlighting, solid wood flooring, coving to ceiling.

FIRST FLOOR

LANDING

Sash style window to rear elevation, double panel radiator, communicating original timber doors to:

MASTER BEDROOM

12' 1" x 12' (3.68m x 3.66m) uPVC double glazed French doors to side elevation, column radiator, feature brick built fireplace, picture rail.

BEDROOM TWO

12' x 11' (3.66m x 3.35m) uPVC double glazed sash style window to front elevation, single panel radiator, picture rail.

BEDROOM THREE

10' x 8' 7" (3.05m x 2.62m) uPVC double glazed sash style window to front elevation, single panel radiator, three built in wardrobes, coving to ceiling, picture rail.

BEDROOM FOUR/NURSERY

11' x 7' 5" (3.35m x 2.26m) (maximum measurements) uPVC double glazed sash style window to front elevation, single panel radiator, picture rail, coving to ceiling, recessed area for single bed.

BATHROOM

Obscure sash style window to rear elevation, single panel radiator, re-fitted four piece white suite comprising low level W.C, wash hand basin, roll top bath with antique style mixer tap over, fully tiled shower cubicle with fitted shower over, tiled flooring, coving to ceiling.

EXTERNALLY

FRONT

Shingled off road parking for one vehicle, small laid to lawn area, gated pathway to entrance door.



REAR GARDEN

Enclosed much larger than average rear garden, initial extensive raised timber decking seating area, outside tap, mainly laid to lawn, timber shed plus shingled pathway with personnel doors to:

BRICK OUTBUILDING

15' 2" x 9' 2" (4.62m x 2.79m) Brick built outbuilding with power and light connected, ideal for storage or as workshop.

TIMBER SUMMERHOUSE

12' x 9' 10" (3.66m x 3m) Two windows to front elevation, ideal for garden storage or for possible conversion to work from home.

DOUBLE GARAGE

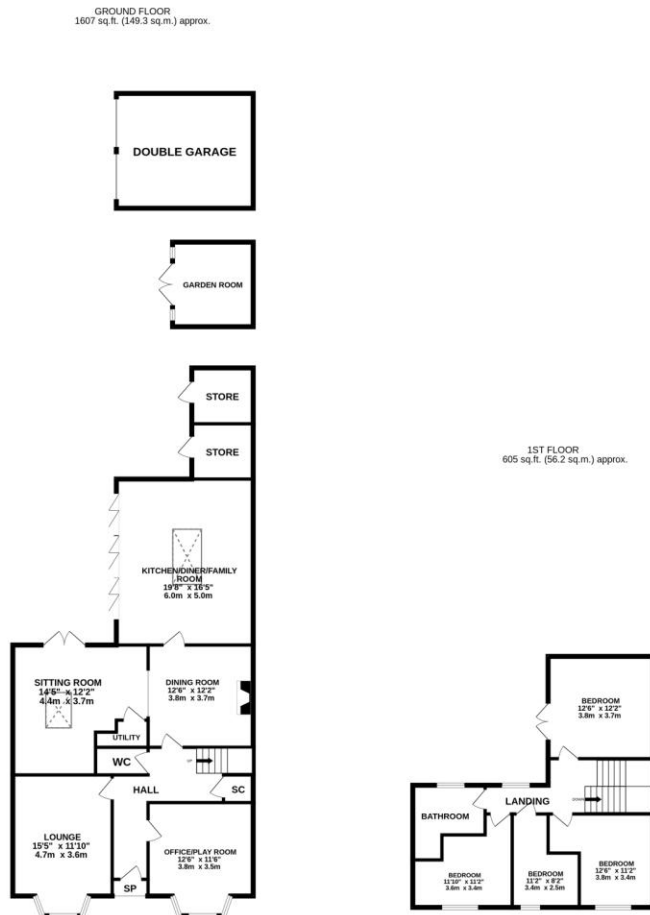
16' 7" x 16' 6" (5.05m x 5.03m) Detached double garage, two electric roller doors, power and light connected, storage in roof eaves.

Shingled off road parking for 2-3 vehicles in front.

COUNCIL TAX BAND Tax band F

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.