



# Kennedy & Co.

4 Church Path, Sandy

SG19 1ET

EPC: C

£239,950

- Two Double Bedroom Period Home
- No Upward Chain!
- Spacious 21ft Open Plan Lounge/Diner
- Fitted Kitchen
- Generous 4 Piece Family Bathroom
- Larger Than Average Enclosed Rear Garden
- Driveway Providing Off Road Parking
- uPVC Double Glazing Throughout





A superb opportunity to purchase this two double bedroom period home, offered with no upward chain and boasting generous open plan living space, private off road parking and a larger than average enclosed garden.

This delightful period home briefly boasts a very spacious 21ft open plan lounge/diner, fitted kitchen, generous four piece family bathroom and two double bedrooms.

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

Externally this excellent home benefits from a driveway providing off road parking for one car, and a generous enclosed rear garden.

Early viewings are strongly encouraged on this ideal first time or investment home.

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

uPVC obscure double glazed entrance door to:

### LOUNGE/DINER

21' 1" x 11' 9" (6.43m x 3.58m) uPVC double glazed window to front elevation, two double panel radiators, feature brick built fireplace, laminated wood effect flooring, step up to raised dining area with double panel radiator, stairs rising to first floor, laminated wood effect flooring, sunken spotlighting, step down to:

### KITCHEN

11' 1" x 4' 6" (3.38m x 1.37m) uPVC double glazed window to rear elevation and feature skylight window, fitted kitchen comprising one and a half bowl sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in oven with built in four burner gas hob over, space and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units with built in extractor hood, laminated wood effect flooring, door to:

### REAR LOBBY

uPVC double glazed door to side elevation, laminated wood effect flooring, door to:

## BATHROOM

uPVC obscure double glazed window to side elevation, double panel radiator, re-fitted four piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting.

## FIRST FLOOR

### LANDING

Access to loft space, sunken spotlighting, communicating doors to:

### MASTER BEDROOM

10' 5" x 9' 9" (3.18m x 2.97m) uPVC double glazed window to front elevation, single panel radiator, built in range of sliding wardrobes.

## BEDROOM TWO

10' 6" x 8' 10" (3.2m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs housing gas combi boiler.

## EXTERNALLY

### FRONT

Driveway providing private off road parking for one car.

### REAR GARDEN

Generous larger than average enclosed rear garden, raised paved patio area and laid to lawn area, outside tap, timber shed, gated access to side.

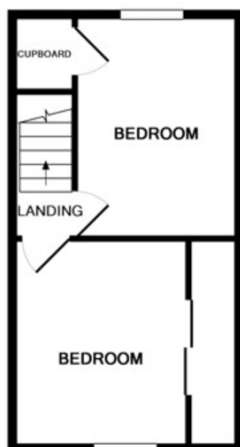




GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



1ST FLOOR  
APPROX. FLOOR  
AREA 265 SQ.FT.  
(24.6 SQ.M.)

### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

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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