



Kennedy & Co.

28 Girtford Crescent, Sandy

SG19 1HR

EPC: TBA

£350,000

- Immaculately Presented Three Bedroom Semi-Detached Home
- Very Spacious 23ft x 13ft Lounge/Diner
- Modern Kitchen
- Luxury Re-Fitted Modern Bathroom
- Superb 23ft Garage With Power & Light Connected
- Fantastic Brick Built Home Office/Gym With Power & Light Connected
- Large Front Garden
- Easy Maintenance Enclosed Rear Garden



A wonderful opportunity to purchase this spacious and immaculately presented three bedroom semi-detached family home, boasting a generous larger than average plot with ample parking, and a superb 23ft garage and brick built home office/gym, ideally situated in a quiet sought after cul-de-sac location within Sandy.

The property briefly boasts an entrance hallway, spacious 23ft x 13ft lounge/diner, modern kitchen, re-fitted luxury family bathroom and three bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating with combination boiler.

Externally this superb home benefits from a generous plot providing larger than average front garden, driveway providing off road parking for



three cars, fully enclosed easy maintenance rear garden, large 23ft garage with power and light connected, and an excellent brick built home office/gym also with power and light connected.

Early viewings are strongly encouraged.

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:

ENTRANCE HALL

uPVC obscure double glazed window to front elevation, single panel radiator, stairs rising to first floor, coving to ceiling, door to:



LOUNGE/DINER

23' 10" x 13' 1" (7.26m x 3.99m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation, two double panel radiators, feature electric fireplace with hearth and wooden surround, coving to ceiling, door to:

KITCHEN

8' 10" x 7' 4" (2.69m x 2.24m) uPVC double glazed window to rear elevation, uPVC double glazed door to side elevation, modern kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, wood effect work surfaces, range of base units incorporating space for cooker, space and plumbing for washing machine, built in dishwasher and built in fridge both with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, laminated wood effect flooring, built in pantry cupboard, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' 10" x 7' 9" (3.91m x 2.36m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard and built in mirrored sliding wardrobes, coving to ceiling.

BEDROOM TWO

10' 7" x 9' 10" (3.23m x 3m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

9' 8" x 6' 4" (2.95m x 1.93m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, under floor heating, re-fitted luxury three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and shower attachment over, tiled to all elevations, laminated wood effect flooring, sunken spotlighting.

EXTERNALLY

FRONT

Generous front garden, mainly laid to lawn with mature tree and shrub borders, paved steps to entrance door,

driveway providing off road parking for three vehicles leading to:

GARAGE

23' 7" x 7' 10" (7.19m x 2.39m) Larger than average garage, electric up and over door, power and light connected, door to garden plus personnel door to:

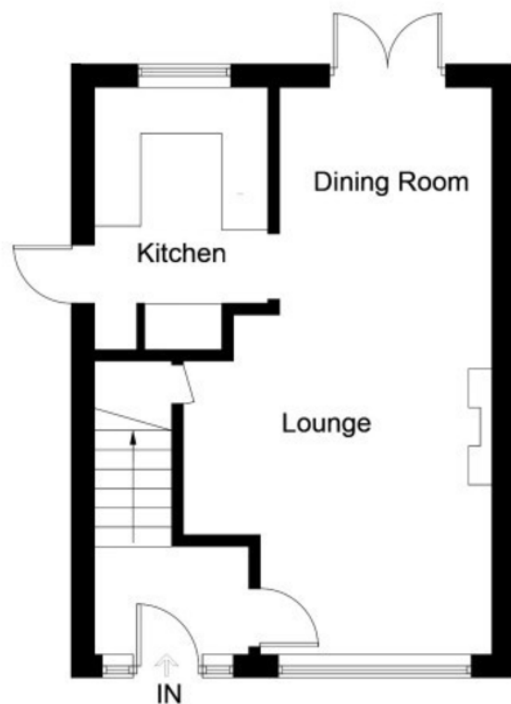
HOME OFFICE/GYM

15' 7" x 7' (4.75m x 2.13m) Dual aspect room, uPVC double glazed windows to rear and side elevations, plus uPVC double glazed door to garden, two electric radiators, fully dry lined and insulated, laminated wood effect flooring, sunken spotlighting, coving to ceiling.

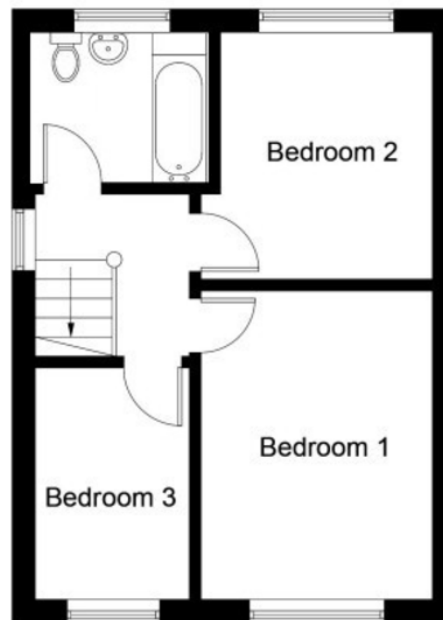
REAR GARDEN

Fully enclosed easy maintenance rear garden, initial paved patio area with outside tap, mainly laid to artificial lawn with shingled borders, further raised paved seating area to the rear of the garden.





Ground Floor



First Floor

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.