



Kennedy & Co.

101a High Street, Sandy

SG19 1AL

EPC: C

£625,000

- Fantastic Substantial Four Double Bedroom Detached Residence
- **No Upward Chain!**
- Large Reception Hallway With Cloakroom & Study
- Superb 18ft Re-Fitted Modern Kitchen
- Generous 19ft Sitting Room & 13ft Dining Room
- 20ft uPVC Double Glazed Conservatory
- Five Piece Modern Family Bathroom
- Master Bedroom With 4 Piece En-Suite



A very exclusive opportunity to purchase this very impressive, executive and substantial four double bedroom detached family home, benefitting from no upward chain, very generous accommodation and detached double garage, ideally nestled to the end of a private driveway located within easy walking distance of the town centre and mainline train station providing excellent commuter access to London.

This fine property boasts a very large reception entrance hallway, modern cloakroom, study, re-fitted modern 18ft kitchen with an impressive wealth of built in appliances, generous 19ft sitting room, separate 13ft dining room and very spacious 20ft uPVC double glazed brick based conservatory all on the ground floor.

The first floor occupies a spacious 14ft master bedroom with four piece modern en-suite shower room, modern five piece family bathroom, and three further double bedrooms.



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

Externally this wonderful home benefits from a front garden with driveway providing off road parking for two cars, detached 19ft x 18ft double garage with electric roller doors, and very private non-overlooked enclosed rear garden with feature raised timber decking area and summerhouse.

Offered with no upward chain, this exclusive property must be viewed early to avoid disappointment.

PARTICULARS

Feature pitched roof entrance canopy with obscured double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed leaded window to side elevation, coving to ceiling, wooden flooring, door to:



RECEPTION HALL

11' 10" x 11' 4" (3.61m x 3.45m) Double panel radiator, dogleg stairs rising to first floor with built in storage cupboard beneath, continued wooden flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscured double glazed window to side elevation, single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, tiling to splash areas, wooden flooring, coving to ceiling.

STUDY

8' 3" x 6' 9" (2.51m x 2.06m) uPVC double glazed window to front elevation, single panel radiator, wooden flooring, coving to ceiling.

SITTING ROOM

19' 10" x 13' 6" (6.05m x 4.11m) Entered via twin doors, feature uPVC double glazed bay window to front elevation, two double panel radiators, coving to ceiling, double doors opening to:

DINING ROOM

13' 4" x 10' 5" (4.06m x 3.18m) Double panel radiator, coving to ceiling, door to kitchen, uPVC double glazed French doors leading to:

CONSERVATORY

20' 5" x 12' 2" (6.22m x 3.71m) uPVC brick based double glazed conservatory wrapping around the corner of the property into an 'S' design, fitted power points, wall lights, ceiling fan, wall mounted air conditioning unit.

KITCHEN

18' 6" x 10' 4" (5.64m x 3.15m) Dual aspect room, two uPVC double glazed windows to rear elevation, uPVC double glazed window to side elevation and further uPVC double glazed door to rear elevation, re-fitted luxury kitchen comprising of one and a half bowl stainless steel sink/drainage unit with mixer tap over, 'high gloss' granite effect rolled top work surfaces, range of soft-close base units incorporating built in 'Neff' stainless steel six burner gas hob, two built 'Neff' stainless steel ovens, built in 'Neff' grill and microwave oven, stainless steel American style double door fridge/freezer with

drinks dispenser, plus stainless steel 'Neff' coffee machine, 'Whirlpool' wine cooler/drinks fridge, built in dishwasher and washing machine with matching doors, range of matching soft-close wall units incorporating 'Neff' stainless steel extractor hood, tiled flooring, sunken spotlighting, coving to ceiling, hidden wall mounted gas boiler.

FIRST FLOOR

LANDING

uPVC leaded double glazed window to front elevation, single panel radiator, built in airing cupboard housing 'Mega Flo' hot water system, coving to ceiling, access to loft space, communicating doors to:

MASTER BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m) uPVC leaded double glazed window to front elevation, single panel radiator, two built in double doored wardrobes, coving to ceiling, door to:

ENSUITE

uPVC leaded obscured double glazed window to front elevation, wall mounted chrome heated towel rail, modern fitted four piece white suite comprising low level W.C, wash hand basin with mixer tap, bidet with mixer tap, fully tiled shower cubicle with fitted shower over, tiled to all elevations, coving to ceiling, sunken spotlighting, vinyl wood effect flooring, extractor fan.

BEDROOM TWO

13' 6" x 11' 6" (4.11m x 3.51m) uPVC double glazed window to rear elevation, single panel radiator, built in double doored wardrobe, coving to ceiling.

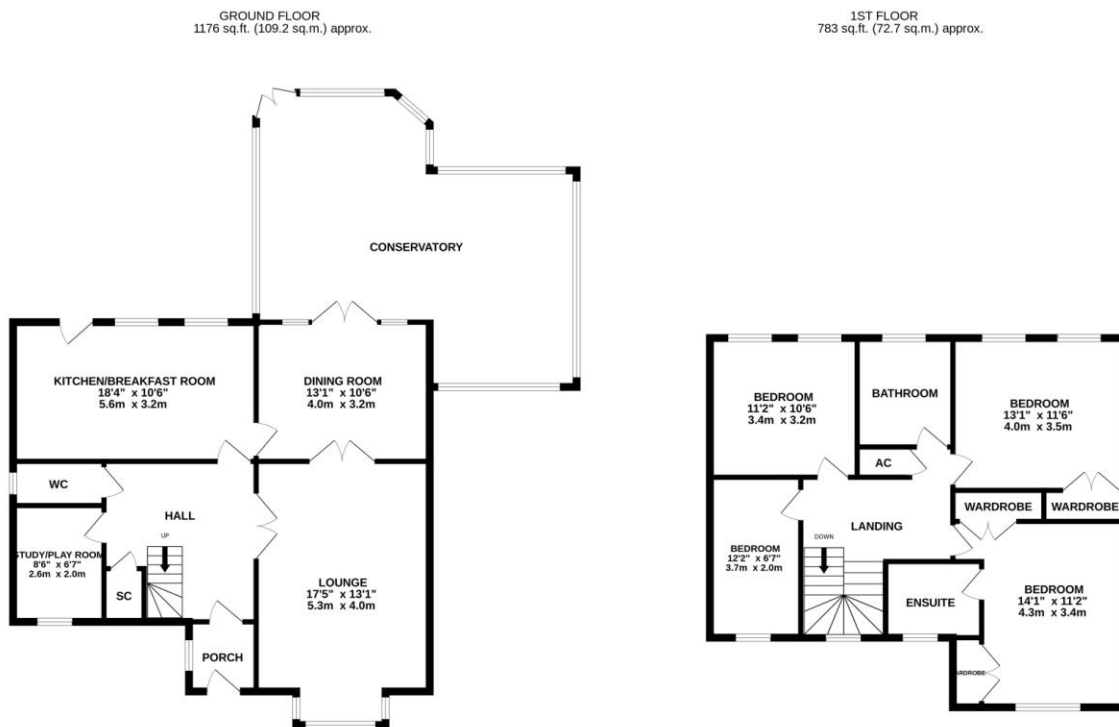
BEDROOM THREE

11' 1" x 10' 9" (3.38m x 3.28m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

11' 7" x 7' (3.53m x 2.13m) uPVC double glazed leaded window to front elevation, single panel radiator, coving to ceiling.





TOTAL FLOOR AREA: 1958 sq.ft. (181.9 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 F
TENURE Freehold
LOCAL AUTHORITY Central Bedfordshire Council

BATHROOM

uPVC obscure double glazed window to front elevation, wall mounted chrome heated towel rail, modern fitted five piece white suite comprising low level W.C, wash hand basin with mixer tap, bidet with mixer tap, panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with fitted shower over, tiled to all elevations, coving to ceiling, sunken spotlighting, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn with tree and shrub beds, block paved driveway providing off road parking for two vehicles, gated access to side leading to rear garden, plus personnel door to:

DOUBLE GARAGE

19' 2" x 18' 10" (5.84m x 5.74m) Large detached double garage, two electric roller doors, power and light connected, window to side elevation, storage space in roof eaves.

Enclosed gated storage area to the rear.

REAR GARDEN

Extremely private non-overlooked rear garden, initial paved patio area with outside tap, laid to lawn area, generous raised timber decking seating area with handrails and raised shrub beds, personnel door to:

SUMMERHOUSE

Detached timber summerhouse/garden room, windows to all aspects and large ceiling window, power and light connected, currently housing an impressive large hot tub with cover. (Hot tub will require recommissioning before use).

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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