



Kennedy & Co.

7 Coopers Close, Sandy

SG19 1NQ

EPC: C

£399,950

- Highly Sought After Quiet Location
- Well Presented Three Bedroom Detached Home
- Entrance Hall
- Spacious 16ft Lounge
- Generous 16ft Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Much Larger Than Average Rear Garden
- Generous Front Garden



A superb opportunity to purchase this excellent well presented three bedroom detached family home, which occupies a very generous corner plot providing a much larger than average rear garden, plus off road parking and single garage with power and light connected, ideally nestled to the end of a very quiet highly sought after location in Sandy.

The property briefly boasts an entrance hall, spacious 16ft lounge, generous 16ft re-fitted modern kitchen, re-fitted modern family bathroom and three bedrooms.

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

Externally this superb home benefits from a very generous corner plot, providing a large frontage with off road parking and a much larger than average very well established rear garden, plus single garage 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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Electric heater, built in storage cupboard, door to:

LOUNGE

16' x 12' 8" (4.88m x 3.86m) uPVC double glazed window to front elevation, double panel radiator, stairs rising to first floor with built in storage cupboard, coving to ceiling, double doors to:



KITCHEN/DINER

16' x 11' (4.88m x 3.35m) uPVC double glazed French doors to rear elevation, uPVC double glazed window to rear elevation plus further uPVC double glazed door to rear elevation, single panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in stainless steel four burner gas hob over, built in fridge/freezer with matching doors, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, hidden wall mounted gas boiler, ideal space for table and chairs, tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, single panel radiator, built in airing cupboard housing hot water cylinder, access to loft space, communicating doors to:

MASTER BEDROOM

12' 8" x 9' 6" (3.86m x 2.9m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

8' 10" x 8' 9" (2.69m x 2.67m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.

BEDROOM THREE

8' 10" x 6' 3" (2.69m x 1.91m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over and fitted shower over, tiled to all splash areas, vinyl tiled flooring, extractor fan.

EXTERNALLY

FRONT

Larger than average frontage with generous laid to lawn areas, driveway providing off road parking, established tree and shrub borders and beds, gated access to side leading to:

REAR GARDEN

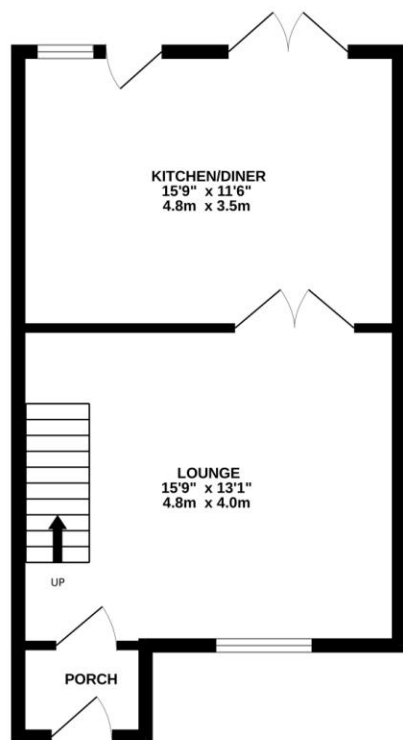
Much larger than average and very well established rear garden, initial paved patio area, mainly laid to lawn with mature tree and shrub borders, timber summerhouse.

GARAGE

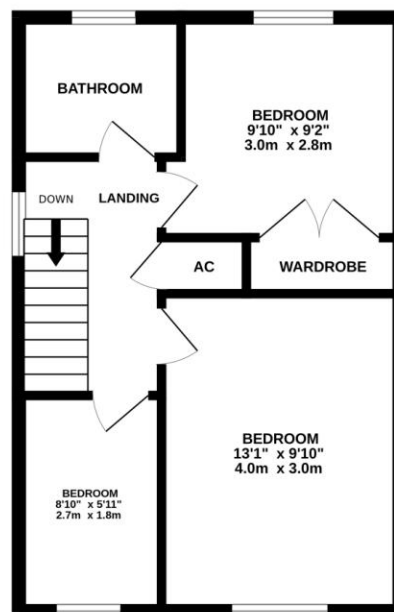
Twin opening doors, power and light connected.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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