



Kennedy & Co.

19 Rivermead Gardens, Sandy

SG19 1NJ

EPC: D

£435,000

- Greatly Extended Four Bedroom Detached Home
- Entrance Hall With Cloakroom
- Sitting Room & Family Room
- Spacious 15ft Re-Fitted Modern Kitchen/Diner
- Large 16ft x 12ft uPVC Brick Based Conservatory
- Modern First Floor Family Bathroom
- Master Bedroom With Large 4 Piece En-Suite Bathroom
- Driveway Providing Off Road Parking For 2 Cars



An excellent opportunity to purchase this great extended, desirable, and versatile four bedroom detached family home, which is situated within a highly sought after and rarely available quiet location within easy walking distance to delightful riverside walks, benefitting from generous reception rooms, versatile accommodation and a superb 15ft re-fitted modern kitchen/diner.

This fantastic property briefly boasts an entrance lobby plus entrance hall with cloakroom, sitting room, family room, generous 15ft re-fitted modern kitchen/diner, large 16ft x 12ft uPVC double glazed brick based conservatory, modern first floor family bathroom and master bedroom with an excellent larger than average 4 piece en-suite bathroom.

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

Externally this fine home benefits from a driveway providing off road parking for two cars, shingled front garden, garage with power and light connected, and a fully enclosed easy maintenance rear garden.

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

Storm porch with uPVC obscure double glazed entrance door to:

ENTRANCE LOBBY

Built in storage cupboard, tiled flooring, door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, vinyl flooring.

FAMILY ROOM

13' x 10' 6" (3.96m x 3.2m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling, personnel door to garage plus uPVC double glazed door to:

SIDE LOBBY

Large uPVC double glazed brick based storage lobby area with door to rear garden, tiled flooring.

LOUNGE

10' 10" x 12' 6" (3.3m x 3.81m) uPVC double glazed window to front elevation, single panel radiator, feature electric fireplace with tiled hearth, coving to ceiling, double doors to:

KITCHEN/DINER

15' 10" x 11' (4.83m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, re-fitted modern kitchen comprising one and a half 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 four burner stainless steel gas hob over, built in fridge/freezer with matching door, space and plumbing for washing machine, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel and glass extractor hood, coving to ceiling, ideal space for table and chairs, vinyl wood effect flooring, uPVC double glazed

French doors and further uPVC double glazed door all leading to:

CONSERVATORY

16' x 12' 6" (4.88m x 3.81m) uPVC double glazed brick based conservatory, double doors to garden, power and light points, tiled flooring.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

13' x 10' 6" (3.96m x 3.2m) uPVC double glazed window to rear elevation, double panel radiator, range of built in mirrored wardrobes, access to further loft space, coving to ceiling, door to:

ENSUITE

10' 6" (3.2m) Spacious en-suite, uPVC obscure double glazed window to front elevation, single panel radiator, fitted modern four piece suite comprising low level W.C, wash hand basin, panelled bath and fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring.

BEDROOM TWO

13' 1" x 9' 6" (3.99m x 2.9m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BEDROOM THREE

9' x 8' 8" (2.74m x 2.64m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.





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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

BEDROOM FOUR

8' 7" x 6' 2" (2.62m x 1.88m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted modern three piece suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl flooring.

EXTERNALLY

FRONT

Driveway providing off road parking for two vehicles with outside tap, front garden laid to shingle with mature trees and shrubs, access to:

GARAGE

Split style front garage door, power and light connected, wall mounted gas boiler.

REAR GARDEN

Fully enclosed easy maintenance rear garden, fully laid to shingle with mature trees and shrubs, timber store.

COUNCIL TAX BAND Tax band D

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.