



Kennedy & Co.

1 Woolfield, Sandy

SG19 1AR

EPC: C

£399,950

- Greatly Extended Substantial Semi-Detached Home
- Four Good Sized DOUBLE Bedrooms
- Generous Entrance Hall
- Spacious 23ft x 12ft Lounge/Diner
- Generous 18ft Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Excellent 30ft Garage With Utility Area
- Further 19ft Brick Store Room (Former Garage)



A fantastic opportunity to purchase this excellent greatly extended four DOUBLE bedroom semi-detached substantial family home, boasting spacious accommodation and re-fitted modern kitchen and bathroom, plus a driveway providing off road parking for two vehicles and amazing 30ft garage with utility area, ideally nestled away in a quiet highly sought after location within easy walking distance of the train station and town centre.

This superb property briefly boasts a generous entrance hallway, very spacious 23ft x 12ft lounge/diner, generous 18ft re-fitted modern kitchen, re-fitted modern family bathroom and four good sized double bedrooms.

Other benefits include uPVC double glazing throughout and Hive enabled gas to radiator central heating with replaced boiler. The property would also lend itself to conversion of the garage to further accommodation on the ground floor if needed (STPP).

Externally this brilliant property benefits from a driveway providing off road parking for two vehicles, a fantastic 30ft garage with power and light connected incorporating a utility area, further 19ft brick built store room with power and light connected (former garage) and a fully enclosed rear garden.

Early viewings on this superb home 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

Double panel radiator, stairs rising to first floor, laminated wood effect flooring, built in storage cupboard, door to:

LOUNGE/DINER

23' 9" x 12' (7.24m x 3.66m) Dual aspect room, uPVC double glazed window to front elevation, uPVC double glazed French doors to rear elevation, two double panel radiators, laminated wood effect flooring, coving to ceiling, door to:

KITCHEN

18' 8" x 7' 5" (5.69m x 2.26m) Dual aspect room, uPVC double glazed window to rear elevation, uPVC double glazed French doors to side elevation, feature wall mounted radiator, re-fitted modern kitchen comprising one and a half bowl composite sink/drain unit with mixer tap over and instant boiling water tap, wood effect work surfaces, range of soft close base units

incorporating built in stainless steel oven, built in stainless steel combination oven over, built in five burner induction hob, built in dishwasher with matching door, space for fridge/freezer, built in breakfast bar, tiled to all splash areas, further range of soft close wall mounted units incorporating stainless steel glass curved extractor hood, built in understairs storage cupboard, luxury vinyl wood effect flooring, coving to ceiling, uPVC double glazed personnel door to garage and utility area.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

13' 3" x 9' 4" (4.04m x 2.84m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

16' 5" x 8' (5m x 2.44m) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

15' 7" x 6' 9" (4.75m x 2.06m) uPVC double glazed window to side elevation, single panel radiator.

BEDROOM FOUR

11' x 8' 5" (3.35m x 2.57m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes and built in single wardrobe, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece white 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 over plus shower attachment over, tiled to all splash areas, vinyl flooring.

EXTERNALLY

FRONT

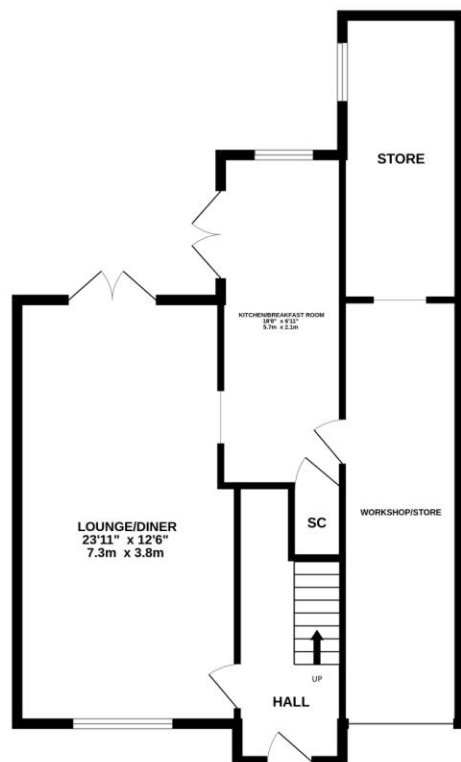
Driveway and shingled area providing off road parking for two vehicles, access to:

GARAGE

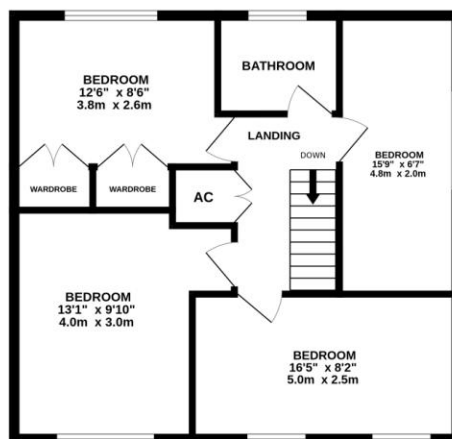
30' 10" x 7' (9.4m x 2.13m) Very spacious garage to side which could be utilised as further accommodation (STPP), remote controlled electric roller door, power and light connected, two windows to side elevation, utility area with stainless steel sink/drain unit and space and plumbing for washing machine and tumble dryer, replaced wall mounted gas boiler, part vinyl wood effect flooring, access to:



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 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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STORE ROOM

19' x 8' 3" (5.79m x 2.51m) Formerly the existing garage, window to rear elevation, power and light connected, personnel door to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio areas with outside power points and outside tap, mainly laid to lawn with raised shrub beds, further paved patio raised seating area to rear with further power points.

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.