

Kings Road, Sandy - SG19 1EJ

Guide Price £300,000 - £310,000

HARVEY ROBINSON

- TWO DOUBLE BEDROOMS
- END OF TERRACE HOME
- LOUNGE AND SEPERATE DINING ROOM
- MODERN KITCHEN
- UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- STUNNING BATHROOM
- ENTRANCE PORCH
- BEAUTIFULLY MAINTAINED REAR GARDEN
- ALLOCATED PARKING
- OUTBUILDING WITH POWER AND LIGHTING



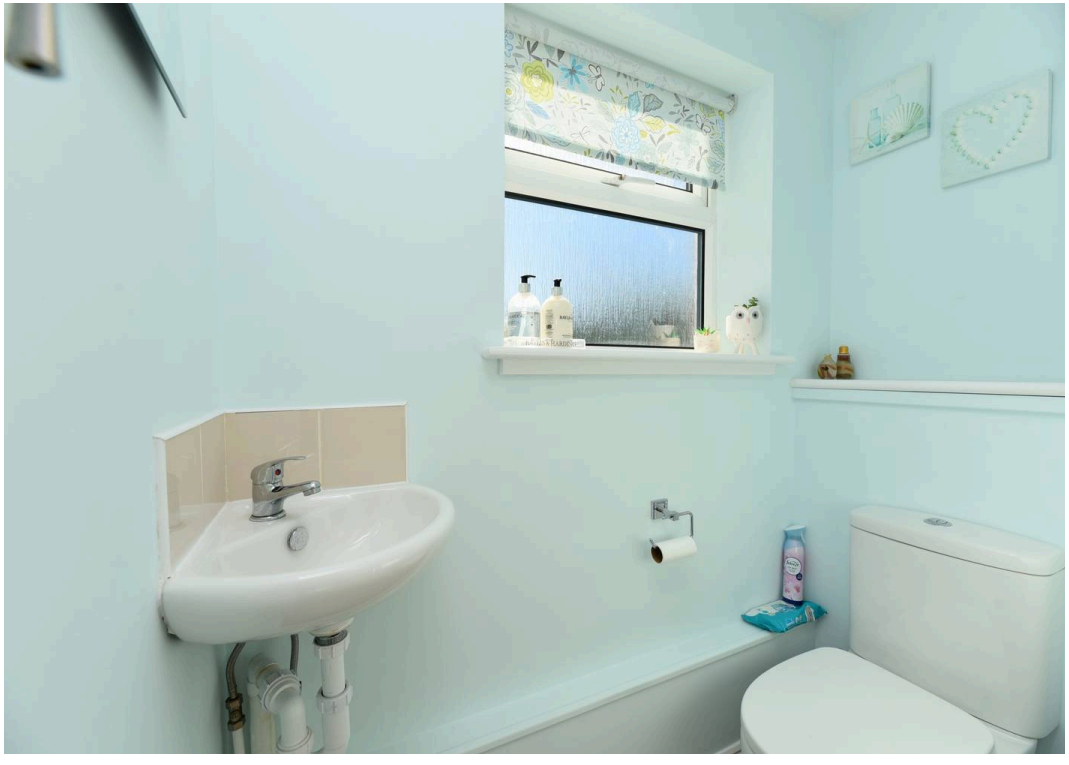












The property welcomes you via an entrance porch, leading into a spacious dining room, ideal for everyday dining and entertaining. The bright and airy lounge provides a comfortable living space, with useful additional storage and patio doors opening onto the rear garden. The modern kitchen is fitted with contemporary units, while a separate utility room offers further storage and laundry facilities. A convenient downstairs cloakroom completes the ground floor.

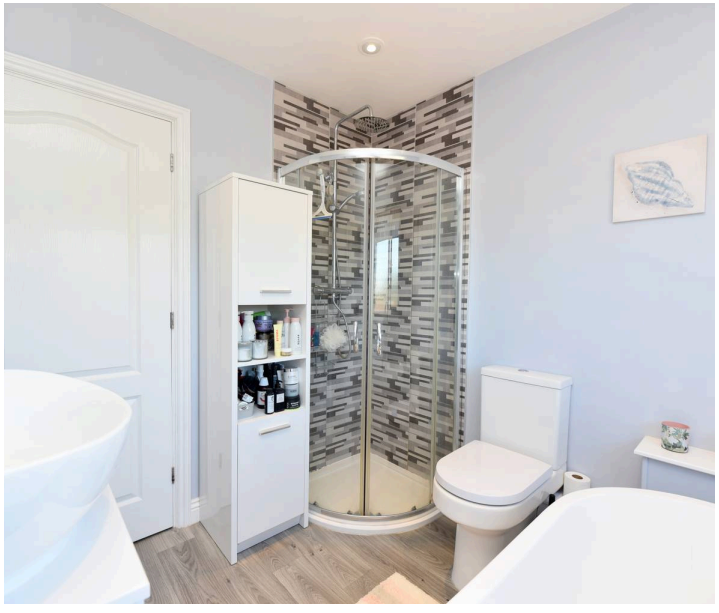
Upstairs, the property boasts two generous double bedrooms, both offering ample space for wardrobes and furnishings. The stylish family bathroom is finished to a high standard, featuring quality fittings and attractive tiling to create a modern and inviting space.

Externally, the property benefits from allocated parking and a beautifully maintained rear garden, featuring a private patio area ideal for outdoor dining and relaxation, alongside a well-kept lawn and established flower beds. A particular highlight is the detached brick-built garden room, complete with plastered walls, flooring, power and lighting. This versatile space offers excellent potential for use as a home office, hobby room, gym or studio.

Please note that a right of way exists for neighbouring properties through the rear of the property, with further details available upon request.







OUTSIDE
103 sq.ft. (9.5 sq.m.) approx.

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



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TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 1930s–1940s

Council Tax Band: B

Local Authority: Central Bedfordshire Council

Loft: TBC

Boiler Installed: TBC

Boiler Serviced: TBC

Primary School: Maple Tree

Secondary School: Sandy School

Rear Garden Aspect: South West

EPC Rating: TBC

Postcode for Sat Nav: SG19 1EJ

What3Words Location:///deputy.renew.billiard

UTILITIES

Heating: Gas

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 1 miles

Biggleswade Railway Station: 1.8 miles

Cambridge: 23.5 miles

Bedford: 9.8 miles

London: 51.3 miles