



East Hatley, Sandy, SG19 3JA



welcome to

East Hatley, Sandy

An immaculately presented 4 bedroom detached family home offering 4 reception rooms, large secluded rear garden, detached double garage, and generous off-road parking. With no upward chain, this property should be viewed at the earliest opportunity.



Door To Entrance Hall

Stairs off to first floor landing with understair cupboard. Radiator. Doors to:

Cloakroom

Low flush WC. Wash hand basin. Window to front.

Kitchen/Breakfast Room

14' 9" x 10' 2" (4.50m x 3.10m)

Lovely fitted kitchen/breakfast room comprising built in oven and gas hob with stainless steel extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units with lighting, integrated appliances including fridge and dishwasher, floor tiling, radiator, double glazed windows to side and rear, door to utility room.

Utility Room

7' 3" x 7' 3" (2.21m x 2.21m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units with work surface, space and plumbing for automatic washing machine, space for fridge/freezer, part tiled walls, double glazed window to front, door to outside.

Dining Room

11' 2" x 10' 10" (3.40m x 3.30m)

Radiator. Double glazed window to rear.

Lounge

22' 4" x 12' 2" (6.81m x 3.71m)

Spacious lounge comprising feature fireplace with log burner, tiled hearth, and brick surround, 2 radiators, wall lighting, window to side, double doors opening onto conservatory.

Conservatory

13' 1" x 13' 1" (3.99m x 3.99m)

Double glazed windows and doors to rear garden. Floor tiling.

Study/Play Room

15' 5" x 9' 6" (4.70m x 2.90m)

Fitted bookshelves to one wall. Radiator. Double glazed window to front.

First Floor Landing

Hatch to part boarded loft. Airing cupboard.

Radiator. Double glazed window to front.

Bedroom One

15' 9" x 12' 2" (4.80m x 3.71m)

Air conditioning unit. Radiator. Double glazed window to rear. Door to en-suite.

En-Suite

Suite comprising large shower cubicle, low flush WC, wash hand basin, bidet, radiator, double glazed window to side.

Bedroom Two

15' 5" x 9' 6" (4.70m x 2.90m)

Radiator. Double glazed window to front.

Bedroom Three

14' 9" x 10' 2" (4.50m x 3.10m)

Radiator. Double glazed window to rear.

Bedroom Four

11' 2" x 10' 10" (3.40m x 3.30m)

Radiator. Double glazed window to rear.

Family Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, part tiled walls, radiator, double glazed window to front.

Outside

Rear Garden

Beautifully presented rear garden with large paved/decked area, large landscaped lawn area with well-stocked mature flower beds to borders and mature trees throughout, fence surround, and paved path to side leading to gate for side access. The garden is secluded and offers ample space for garden furniture, perfect for entertaining.

Double Garage

18' 5" x 15' (5.61m x 4.57m)

Detached double garage with power and light to the front of the property, with large driveway to front providing generous off-road parking.



view this property online williamhbrown.co.uk/Property/RYN110769



welcome to

East Hatley, Sandy

- Immaculately presented detached family home in quiet South Cambridgeshire village location.
- 4 double bedrooms with en-suite to master.
- Spacious lounge and separate dining room.
- Lovely fitted kitchen with separate utility.
- Study/play room and conservatory.

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£725,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110769



Property Ref:
RYN110769 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk