



Orchard Road, Beeston, Sandy, SG19 1PJ

Welcome to

Orchard Road, Beeston Sandy

William h Brown are pleased to present this well-presented semi-detached home with generous front and rear gardens, off-road parking, and excellent access to the A1. Located on Orchard Road, Beeston – early viewing advised!

Hallway

Door to Living Room, Door to Dining Room, Front Access

Dining Room

10' 8" x 9' 5" (3.25m x 2.87m)

Radiator, Doors Leading to Hallway and Kitchen, Window to Front Aspect

Sitting Room

9' 3" x 9' 1" (2.82m x 2.77m)

UPVC Doors to Rear

Living Room

17' 1" x 11' (5.21m x 3.35m)

Carpet Flooring, Radiator, Doors Leading to Hallway and Kitchen, Window to Front Aspect

Kitchen

17' max x 10' 7" max (5.18m max x 3.23m max)

Tiled, Pantry, Extractor Fan, Electric Hob, Sink, Radiator, Window to Rear and Side Aspect

Landing

Carpet Flooring, Doors to Bedrooms, Loft Access Hatch

Bedroom One

17' 3" x 11' (5.26m x 3.35m)

Radiator, Window to front aspect, Window to rear aspect, Carpet flooring, fireplace feature

Bedroom Two

11' 6" x 7' 11" (3.51m x 2.41m)

Window To Front Aspect, Radiator

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Window to Rear Aspect, Radiator

Bathroom

Privacy Window to Side Aspect, Bath, Wash Hand Basin, WC, Tile Flooring

Front Garden

Wrap around garden from front to side aspect, Turfed to front aspect with gravel driveway to side aspect for multiple cars

Rear Garden

Generously sized rear enclosed garden with garage/workshop which is supplied with light and power. Rear patio area laid to lawn, side access gate, Pond feature





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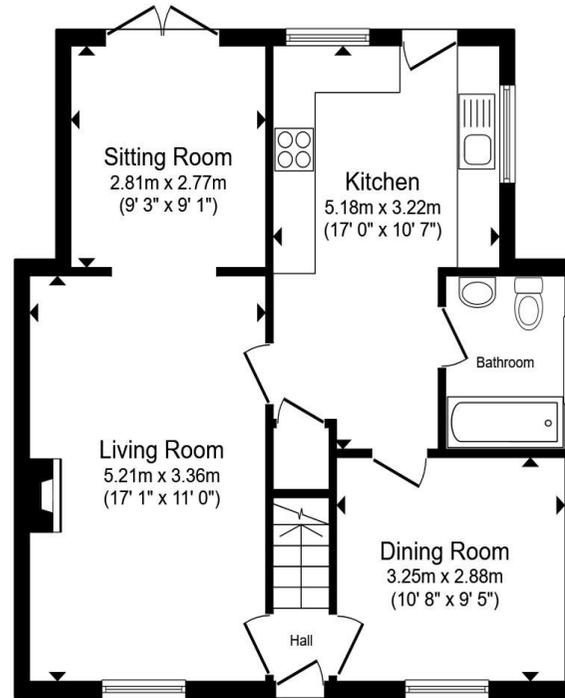
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Orchard Road, Beeston, Sandy

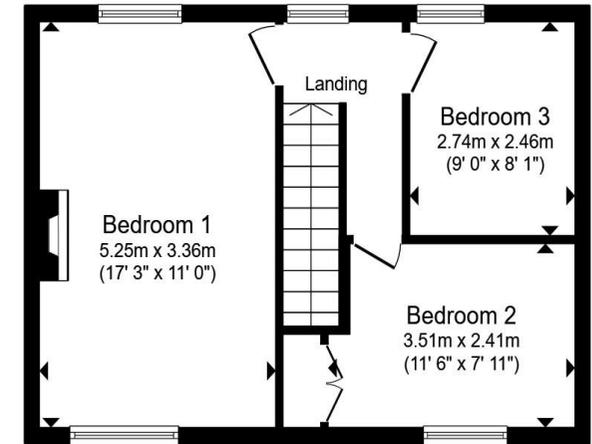
- Semi Detached
- Generous Front and Rear Garden
- Off Road Parking
- Good Access to A1
- Well Presented Property

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£375,000



Ground Floor



First Floor

Total floor area 97.3 m² (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BFD105453 - 0006

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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.

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