





Kennedy & Co.

# 23 Centurion Walk, Sandy

SG19 1RA

EPC: C

£339,950

- Very Well Presented Three Bedroom Semi-Detached Modern Home
- Entrance Hall With Modern Cloakroom
- Spacious 15ft Lounge
- Generous 16ft Modern Fitted Kitchen/Diner
- Modern Family Bathroom
- Modern En-Suite To Master Bedroom
- Generous Enclosed Rear Garden
- Front Garden
- Single Garage







An excellent opportunity to purchase this very well presented three bedroom modern semi-detached family home, boasting spacious 15ft sitting room and very generous open plan 16ft kitchen/diner, plus off road parking and single garage, ideally nestled away in a quiet cul-de-sac location within very easy walking distance of the train station.

The property briefly boasts an entrance hallway with modern cloakroom, spacious 15ft lounge, generous 16ft open plan modern kitchen/diner, modern family bathroom, modern en-suite to the master bedroom and two further bedrooms.

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

Externally this superb home benefits from front garden, off road parking, single garage en-bloc, and a fully enclosed generous rear garden.

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

Composite obscure double glazed entrance door to:

## ENTRANCE HALL

Single panel radiator, stairs rising to first floor with storage beneath, vinyl wood effect flooring, communicating doors to:

## CLOAKROOM

Single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

## LOUNGE

15' 10" x 9' 4" (4.83m x 2.84m) uPVC double glazed window to front elevation, double panel radiator.

## KITCHEN/DINER

16' 8" x 11' 1" (5.08m x 3.38m) uPVC double glazed window to rear elevation plus composite double glazed door to rear elevation, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in 4 burner stainless steel gas hob, built in dishwasher, built in washing machine, and built in fridge/freezer all with matching doors, further range of wall mounted units incorporating built in stainless steel extractor hood and hidden wall mounted gas boiler, large built in storage cupboard, ideal space for table and chairs, tiled flooring.

## FIRST FLOOR

### LANDING
Built in airing cupboard housing hot water cylinder, access to loft space, communicating doors to:

### MASTER BEDROOM
13' 6" x 9' (4.11m x 2.74m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, door to:

### ENSUITE
Single panel radiator, modern fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

### BEDROOM TWO
11' 1" x 9' 8" (3.38m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator.

### BEDROOM THREE
8' 2" x 7' 7" (2.49m x 2.31m) uPVC double glazed window to front elevation, single panel radiator.

### BATHROOM
uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, tiled flooring, extractor fan.

## EXTERNALLY

### FRONT
Mature shrub beds, paved pathway to entrance door.

### REAR GARDEN
Fully enclosed generous rear garden, initial paved patio area with outside tap and outside lighting, mainly laid to lawn with raised shrub beds, gated access to side leading to:

### GARAGE
Single garage en-bloc, up and over door.

Parking for one vehicle in front.

### AGENTS NOTE
This property has a maintenance charge applicable at approximately £450-£500 per annum.










GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**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 are 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