



Kennedy & Co.

Kings Road, Sandy

SG19 1EJ

EPC: TBA

£325,000

- Spacious Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- MUCH Larger Than Average Corner Plot
- Sitting Room & Dining Room
- Kitchen & Separate Utility Room
- First Floor Family Bathroom
- Very Large Front Garden With Potential For Large Garage or Ample Parking
- Gated Driveway Providing Parking For 2 Cars



A superb opportunity to purchase this spacious three bedroom semi-detached family home, offered with no upward chain, occupying an enviable much larger than average corner plot with generous frontage plus side and rear gardens, boasting generous accommodation and ample off road parking with garage, situated in a sought after quiet no-through road location within a very short walk of the town centre.

This property requires complete modernisation and refurbishment throughout, and represents an excellent opportunity for further development or extension (STPP) to create the ideal home. The property currently boasts an entrance lobby and entrance hallway, spacious 13ft lounge, separate open plan dining area, fitted kitchen, separate utility room, first floor family bathroom, and three good sized bedrooms including a spacious 14ft master.



Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating.

Externally this home benefits from a fantastic much larger than average corner plot, with large frontage including gated driveway providing off road parking for two vehicles, single garage, side garden and an enclosed rear garden. This plot would be ideal for further development or has huge potential to build a large double garage/workshop (STPP) with ample vehicle storage.

Offered with no upward chain, early viewings 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 double glazed entrance door to:

ENTRANCE LOBBY

uPVC double glazed window to front elevation, door to:

ENTRANCE HALL

uPVC obscure double glazed window to side elevation, single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, coving to ceiling, communicating doors to:

LOUNGE

13' 10" x 11' 9" (4.22m x 3.58m) uPVC double glazed window to front elevation, electric fire, coving to ceiling, open plan design to:

DINING ROOM

10' 5" x 10' (3.18m x 3.05m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator, coving to ceiling, door to:

KITCHEN

10' 4" x 7' 6" (3.15m x 2.29m) uPVC double glazed window to side elevation, fitted kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, fitted work surfaces, range of base units with space for cooker and space and plumbing for washing machine, tiled to all splash areas, range of wall mounted units, door to:

UTILITY ROOM

8' x 6' 2" (2.44m x 1.88m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, range of built in base units.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, communicating doors to:

MASTER BEDROOM

14' x 10' (4.27m x 3.05m) (max measurements) uPVC double glazed window to front elevation, single panel radiator, built in double doored airing cupboard housing hot water cylinder, coving to ceiling.

BEDROOM TWO

10' 5" x 10' (3.18m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

11' x 7' 4" (3.35m x 2.24m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BATHROOM

Dual aspect room, uPVC double glazed windows to side elevation and rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath, tiled to all splash areas.

EXTERNALLY

FRONT

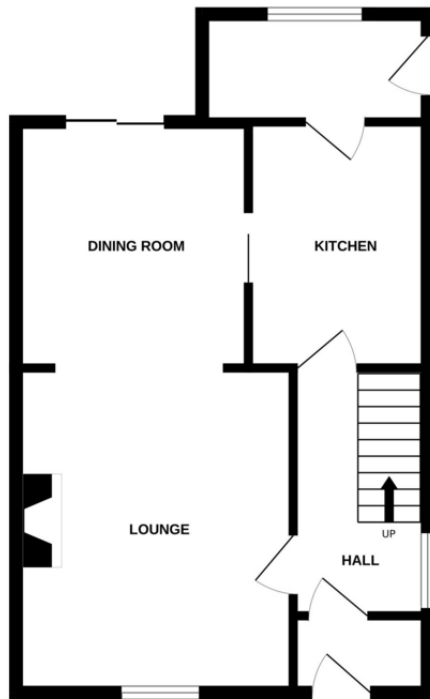
Very large front garden with huge potential for construction of double garage or workshop plus ample off road parking, mainly laid to lawn with mature tree and shrub borders, gated driveway providing off road parking for two vehicles, gated access to:

SIDE GARDEN

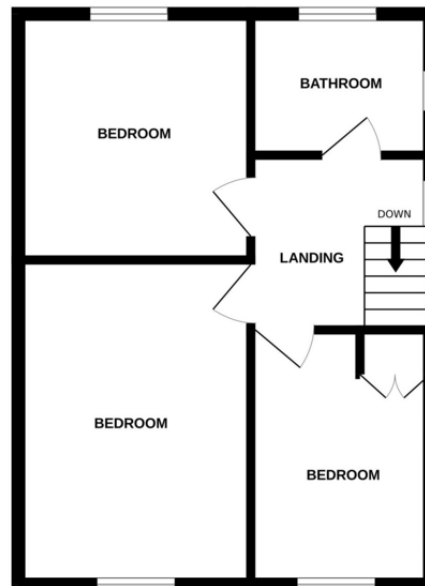
Shingled side garden with outside tap, pathway leading to:



GROUND FLOOR



1ST FLOOR



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.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn with established tree and shrub borders.

GARAGE

Up and over door.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

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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.