



# Hancock's Estates

*With you every step of the way*



**1 Woodcock Close, Sandy, SG19 2UW**  
**£465,000 Freehold**





# 1 Woodcock Close Sandy, SG19 2UW

- Detached Family Home
- Four / Five Bedrooms
- Refitted Cloakroom, Shower Room & Bathroom
- Conservatory
- Open Plan Kitchen & Dining / Family Space
- Double Width 30ft Drive with EV Point
- Close to Local Shop and Schools
- South Westerly 48' x 38' Garden
- New Gas Boiler Fitted February 2022
- Easy Access to A1

A spacious family home with versatile living accommodation and numerous upgrades and improvements. Accommodation comprises entrance hall, refitted cloakroom, living room, open plan dining-family room / kitchen, separate utility, conservatory and playroom / bedroom 5, four first floor sensibly proportioned bedrooms, refitted shower room and refitted en-suite bathroom. Externally you have a double width 30ft deep drive and a South Westerly enclosed 48ft garden with sizeable timber workshop. Local convenience store opposite and schools are within walking distance.

**£465,000 Freehold**



## Entrance Hall

## Cloakroom

**Living Room** 14'9" x 12'5" (4.49m x 3.78m)

**Dining / Family Area** 10'4" x 9'1" (3.15m x 2.77m)

**Kitchen** 13'1" x 9'1" (3.99m x 2.77m)

**Utility** 9'3" x 5'7" (2.81m x 1.69m)

**Conservatory** 12'2" x 10'3" (3.72m x 3.12m)

**Playroom / Bedroom 5** 16'11" x 7'10" (5.16m x 2.38m)

## Landing

**Bedroom 1** 11'8" x 10'5" (3.56m x 3.18m)

**En-suite Bathroom** 5'1" x 8'4" (1.56m x 2.54m)

**Bedroom 2** 18'10" x 7'10" (5.73m x 2.40m)

**Bedroom 3** 11'0" x 8'5" (3.36m x 2.56m)

**Bedroom 4** 8'1" x 7'10" (2.46m x 2.39m)



**Shower Room** 8'4" x 4'10" (2.54m x 1.47m)

**Garden** 48' x 38' (14.63m x 11.58m)  
Outside tap, side gated access

**Timber Workshop** 15'7" x 9'10" (4.75m x 3.00m)  
Power and light connected.

**Agents Notes**  
Council Tax Band: E

**Precise Location**  
what3words: debit.waxes.surpasses

### Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

### About The Area

Sandy is an exceptionally well supported town with Pubs, Post Office, Indian and Chinese takeaway / restaurants, Chip Shop, Cafe's, numerous barbers and hairdressers, butcher, bakery, Doctors surgery, Pharmacies, Library, Vets, Co Op and Tesco supermarkets, plus much more!

A small town in East Bedfordshire which takes its name from the Sand Hills of its distinctive rural setting. Located on the Great North Road (A1) Sandy has the benefit of easy access to the main commercial centres of London (fastest journey 49 minutes by train), Stevenage, Bedford and Cambridge.

The town is surrounded by the pleasant landscape of East Bedfordshire with its market gardening heritage and variety of villages, woods, heathlands rivers and brooks.

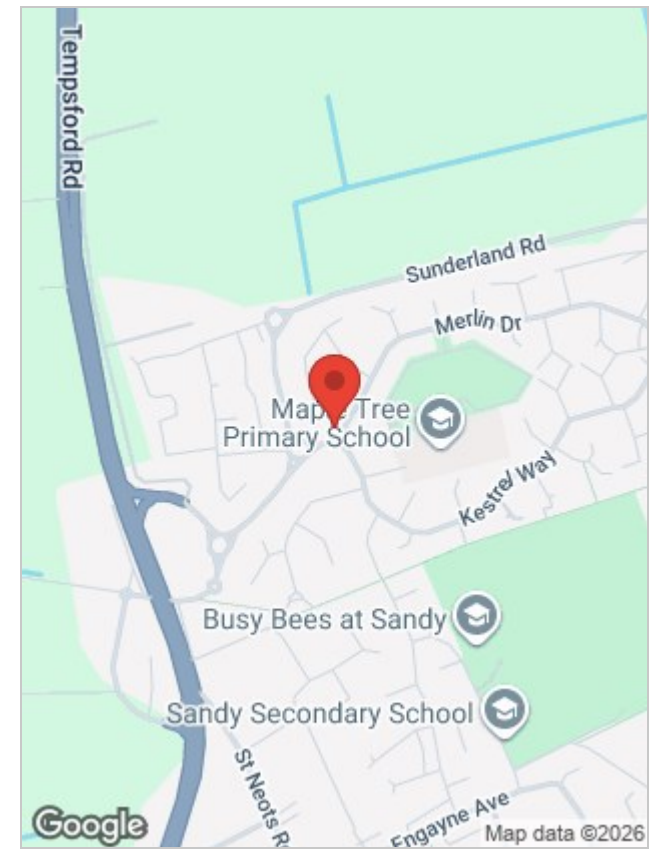
### Section 21 Disclosure

In accordance with Section 21 of the Estate Agency Act, Hancock's Estates are required to disclose that the vendor of this property is a connected person with that company, as a relative of one of the employees within Hancock's Estates and are therefore disclosing an interest in the property prior to any negotiations.





Total area: approx. 135.1 sq. metres (1453.8 sq. feet)



For GPS direction please follow **SG19 2UW**

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	