



Connells

Banks Drive,
Sandy.

Banks Drive,
Sandy, SG19 1AE.

for sale
£400,000



Property Description

Nestled within the favoured Banks Drive development in Sandy, this impressive family home offers exceptional light, generous proportions and one of the neighbourhood's largest and most private gardens, complete with a fully insulated garden office.

The welcoming entrance hall provides access to a cloakroom, useful understairs storage and the spacious double-aspect lounge, featuring French doors opening onto the garden and a gas fire. The open-plan kitchen/dining room enjoys windows to the front and French doors to the rear, creating a wonderful connection between indoor and outdoor living. The kitchen offers a range of fitted units, integrated oven, six-ring gas hob and space for appliances.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. A family bathroom and additional storage complete the first floor, while the fully boarded loft benefits from power, lighting and a pull-down ladder.

Outside, the exceptional private garden features an ornamental cherry tree, mature planting, a large lawn and patio areas ideal for entertaining and relaxing. The insulated garden office has power and lighting, offering excellent flexibility as a workspace, hobby room, gym or playroom.

Ideally located for Sandy town centre, the mainline station and A1, the property also benefits from excellent local amenities, schools and countryside nearby.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

- Office/outbuilding.
- Garage/parking to the rear.
- Bathroom, en-suite and cloakroom.
- Good size rear garden.
- Well presented throughout.
- Spacious accommodation.
- Quiet location.
- Walking distance to Town and Railway Station.



Internal

Entrance Hall

Spacious entrance hall with wooden flooring, telephone point, radiator, under stairs storage and staircase rising to the first floor.

Cloakroom

Cloakroom with low level WC, wash hand basin, tiled flooring, radiator, and a double glazed window.

Lounge

Good size lounge with wooden flooring, two radiators, gas fireplace, double glazed window and French doors leading to the rear garden.

Kitchen / Diner

Open plan Kitchen with dining area with a French door that opens to the patio of the rear garden. Fully fitted kitchen with tiled walls and matching wall and base units with work surfaces over plus one and a half stainless steel sink drainer. Further benefits include plumbing for a washing machine, space for a fridge/freezer, plumbing for a dishwasher, integrated oven and gas hob with six rings with extractor fan, tiled floor and radiator in the dining area.

First Floor

Landing

Fitted carpet, double glazed window, storage cupboard, radiator and loft hatch access.

Master Bedroom

Spacious bedroom with a double-glazed window, fitted carpet, radiator and built in wardrobes.

En-Suite

Fully fitted en-suite with a walk-in shower, low level WC, wash hand basin, tiled walls, radiator, shavers point and two wall mounted cabinets.

Second Bedroom

Good size second bedroom with a double-glazed window, wooden flooring, and a radiator.

Third Bedroom

Double glazed window, wooden flooring, and a radiator.

Bathroom

Fitted bathroom suite with bathtub with shower over, wash hand basin, low level WC, laminate flooring, radiator and a double-glazed window.

External

Rear Garden

Large fully enclosed garden, mainly laid to lawn, blocked paved area next to house, and side gated access plus another blocked paved area with access to garage and garden office. Further benefits include a water tap, sensor lighting and external plug sockets.

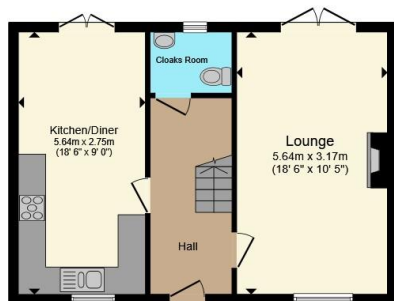
Garage/Parking

Single garage with up and over doors and parking for one car to the front. The garage also has power/light and overhead storage. Access from back of garden and private parking space.

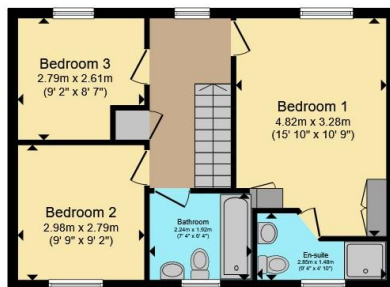
Outbuilding/ Office

Garden office fully insulated for year round use with fitted carpet, three large double glazed windows, door with window, power/light and Wi-Fi access.

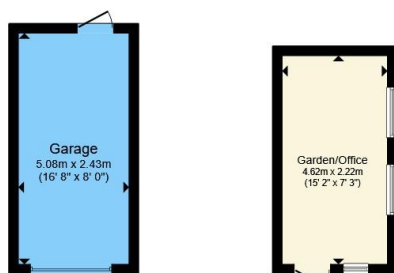




Ground Floor



First Floor



Outbuildings

Total floor area 116.4 m² (1,253 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

Connells



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6 Station Parade
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EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/LCH309190

Tenure: Freehold



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