



Connells

Winchester Road,
Sandy.



Property Description

Sandy is a popular market town in East Bedfordshire, named after the Sand Hills that rise to its east. Set along the winding River Ivel and on the route of the historic Great North Road between London and Edinburgh, the town blends countryside charm with excellent connectivity.

Sandy is best known as the headquarters of the Royal Society for the Protection of Birds (RSPB). Its 100-acre nature reserve on the Greensand Ridge Way offers over five miles of scenic woodland trails, leading to the distinctive Swiss cottage-style offices and The Lodge. The surrounding Sandy Hills and Greensand Ridge Walk provide beautiful landscapes for ramblers and dog walkers, rich in wildlife.

The town has a Roman heritage, with artefacts displayed in the Council Offices, and features attractive historic buildings along the High Street, including its distinctive mock Tudor Town Hall. Everyday amenities include GP and dental surgeries, cafes, restaurants, pubs and a Tesco Superstore. Leisure facilities range from sports clubs and gyms to a multi-purpose sports centre, with John O'Gaunt Golf Club nearby.

Sandy benefits from direct rail services to London King's Cross/St Pancras in under an hour and easy access to the A1(M), linking to London, Peterborough and the wider motorway network. Well-regarded schooling includes four primary schools, Sandy Secondary School (11-18), and independent Kimbolton School, around 25 minutes away.

Key Features:

- Large rear garden.
- Driveway for two cars.
- Accommodation over three floors.
- Cloakroom.
- Garage.
- Spacious accommodation.
- Well presented.
- Popular location.

Internal

Ground Floor:

Entrance Hall

Lino flooring, radiator fitted, and storage cupboard.

Cloakroom

Double glazed window, lino flooring, wash hand basin, low level WC, and partly tiled walls.

Kitchen

Fully fitted kitchen comprising of matching wall/base units with work surfaces over and sink drainer. Further benefits include space for a fridge freezer, plumbing for a washing machine, space for an oven, partly tiled walls, radiator, wall mounted boiler, lino flooring and sliding doors to the rear garden.

Landing

Fitted carpet and double glazed window.

First Floor:

Lounge

Spacious lounge with fitted carpet throughout, two double glazed windows, and radiator.

Master Bedroom

Double glazed window, fitted carpet throughout, and a radiator.

Second Floor:

Bedroom Two

Double glazed window, fitted carpet throughout, radiator, and a built in wardrobe.

Bedroom Three

Double glazed window, fitted carpet throughout, radiator, and a built in wardrobe.

Family Bathroom

Fully fitted bathroom suite with bathtub, low level WC, wash hand basin, partly tiled walls, and a double glazed window.

External

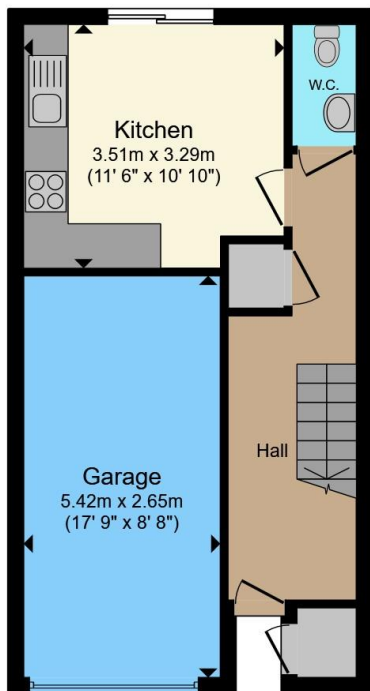
Front Garden / Parking/ Garage

Driveway for two cars and a single garage with light.

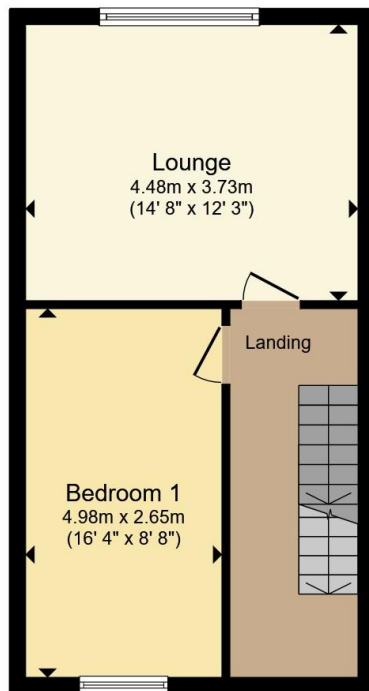
Rear Garden

Fully enclosed low maintenance private garden with gated rear access.

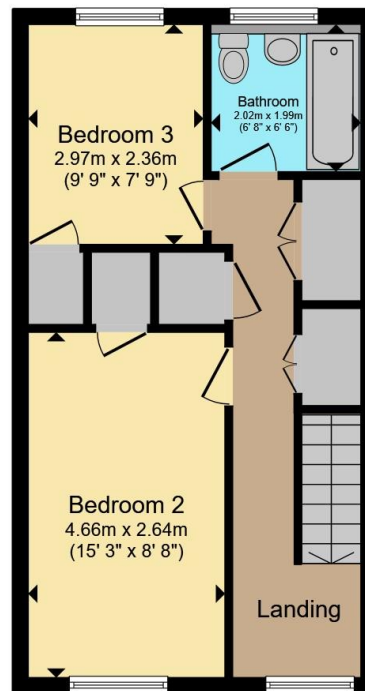




Ground Floor



First Floor



Second Floor

Total floor area 117.3 m² (1,263 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



To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
 LETCHWORTH SG6 3AR

EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/LCH309748

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LCH309748 - 0002