



# Kennedy & Co.

18 Centurion Walk, Sandy

SG19 1RA

EPC: C

Offers In Excess Of £350,000

- Very Well Presented Three Bedroom Semi-Detached Modern Home With **No Chain**
- Entrance Hall With Modern Cloakroom
- Spacious 15ft Lounge
- Generous 16ft Modern Fitted Kitchen/Diner
- Modern Family Bathroom
- Modern En-Suite To Master Bedroom
- Driveway Providing Off Road Parking For 2/3 Vehicles
- Enclosed Well Maintained Rear Garden



An excellent opportunity to purchase this very well presented three bedroom modern semi-detached family home, offered with no upward chain, boasting spacious sitting room and very generous open plan kitchen/diner, plus off road parking for up to 2/3 vehicles and 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 no upward chain, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home benefits from driveway providing off road parking for two/three vehicles, single garage with power and light connected, and a fully enclosed well maintained rear garden.

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

Composite obscure double glazed entrance door to:

#### ENTRANCE HALL

Single panel radiator, stairs rising to first floor with storage beneath, 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 flooring, extractor fan.

#### LOUNGE

15' 6" x 9' 9" (4.72m x 2.97m) uPVC double glazed window to front elevation, double panel radiator.

#### KITCHEN/DINER

16' 8" x 10' 5" (5.08m x 3.18m) 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 with matching door, space and plumbing for washing machine, space for

fridge/freezer, 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, vinyl flooring, extractor fan.

### BEDROOM TWO

10' 6" x 9' 10" (3.2m x 3m) uPVC double glazed window to rear elevation, single panel radiator.

### BEDROOM THREE

8' 2" x 7' 5" (2.49m x 2.26m) 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, vinyl flooring, extractor fan.

## EXTERNALLY

### FRONT

Tarmacadam driveway providing off road parking for 2/3 vehicles leading to:

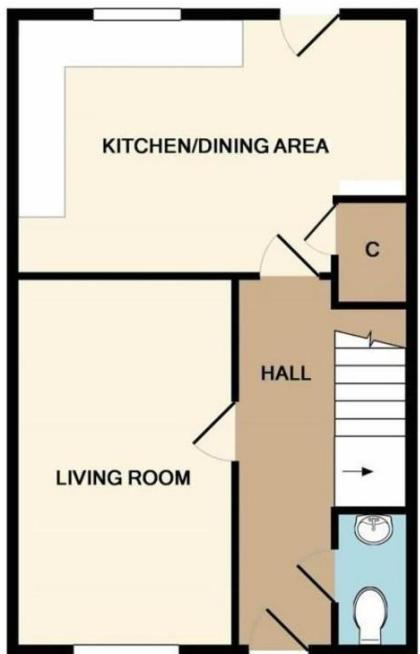
### GARAGE

Up and over door, power and light connected, storage in roof eaves, personnel door to:

### GARDEN

Fully enclosed well maintained rear garden, initial raised composite decking area with outside tap and outside lighting, mainly laid to lawn with further raised composite decking seating area, timber store with power and light connected, gated access to rear.

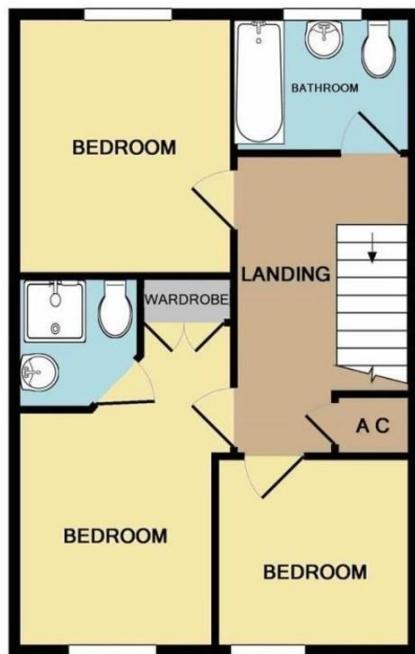




GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

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



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

#### AGENTS NOTE

This property has a maintenance charge applicable at approximately £500 per annum.

#### COUNCIL TAX BAND

Tax band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Central Bedfordshire Council

#### OFFICE

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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 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