



Rear Elevation



# Kennedy & Co.

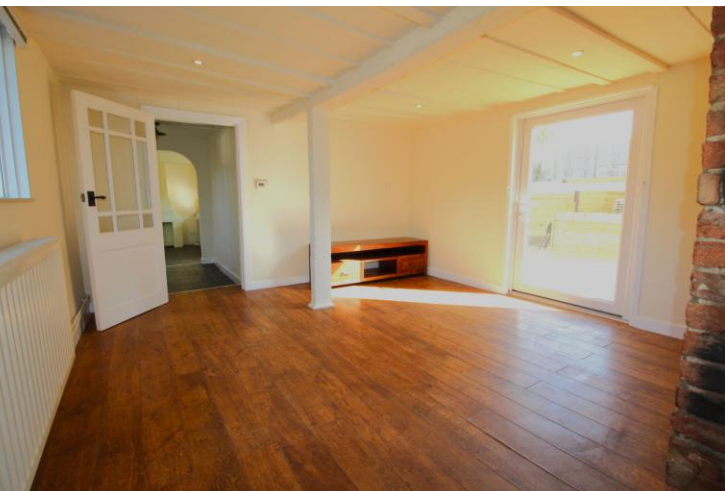
34 Brickhill Road, Sandy

SG19 1JH

EPC: D

£350,000

- Three Double Bedroom Semi-Detached Period Home
- **No Upward Chain!**
- 15ft x 13ft Sitting Room With Open Fireplace
- 13ft x 12ft Open Plan Dining Room
- Generous 14ft Modern Kitchen
- Breakfast Room/Bedroom 3
- Modern Family Bathroom
- Very Generous Enclosed Rear Garden



A wonderful opportunity to acquire this unique and very recently improved spacious three double bedroom semi-detached period cottage, offered with no upward chain on a very generous plot with large rear garden and secure gated vehicle storage, situated in a highly sought after area of Sandy within walking distance of the town centre and train station.

This delightful home has been recently re-decorated throughout and briefly boasts an entrance hallway, 15ft x 13ft lounge with open fireplace, separate 13ft x 12ft dining room with open fireplace, generous 14ft modern kitchen, separate breakfast room/bedroom 3, modern family bathroom and W.C to 15ft master bedroom.

Other benefits include no upward chain, uPVC double glazing throughout, gas to radiator central heating with replaced combi boiler, and a newly replaced roof.

Externally the property benefits from a front garden with replaced steps down to driveway providing off road parking for one vehicle with E.V charging point, much larger than average generous enclosed split level rear garden with garden room, and secure gated off road parking or vehicle storage ideal for caravan or motorhome etc.

Offered with no upward chain, early viewings highly recommended.

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

Timber glazed entrance door to:

## ENTRANCE HALL

Tiled flooring, access to loft space, wall mounted gas combi boiler, door to dining room, plus archway to:

## KITCHEN

14' 2" x 10' 6" (4.32m x 3.2m) uPVC double glazed window to both rear and side elevations, uPVC double glazed door to rear elevation, re-fitted kitchen comprising ceramic butler sink with mixer taps over, wood effect work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge, space for freezer, built in stainless steel oven, built in four burner electric hob, feature stone tiling to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, feature brick fireplace and chimney, door to bathroom plus door to:

### **BREAKFAST ROOM/BEDROOM THREE**

10' 3" x 9' 1" (3.12m x 2.77m) uPVC double glazed French doors to rear elevation, tiled flooring.

### **BATHROOM**

uPVC double glazed obscure window to rear elevation, wall mounted chrome heated towel rail, modern three piece bathroom suite comprising of low level W.C, wash hand basin with mixer taps over set into cupboard unit, panelled bath with mixer taps and fitted shower over, splash proof panelling all splash areas, tiled flooring.

### **DINING ROOM**

13' x 12' 1" (3.96m x 3.68m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed door to rear elevation, feature open brick built fireplace, laminated wood effect flooring, exposed beams, open plan design to:

### **SITTING ROOM**

15' x 13' (4.57m x 3.96m) Dual aspect room, uPVC double glazed windows to both front elevation and rear elevations, double panel radiator, brick built open fireplace, laminated wood effect flooring, exposed beams, stairs rising to first floor, sunken spotlighting.

### **FIRST FLOOR**

#### **LANDING**

Sunken spotlighting, exposed beams, communicating doors to:

### **MASTER BEDROOM**

15' 4" x 9' 10" (4.67m x 3m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, single panel radiator, feature original Victorian fireplace, sunken spotlighting, access to loft space, timber latched door to:

### **WC**

Fitted low level W.C and wash hand basin, sunken spotlighting, vinyl wood effect flooring.

### **BEDROOM TWO**

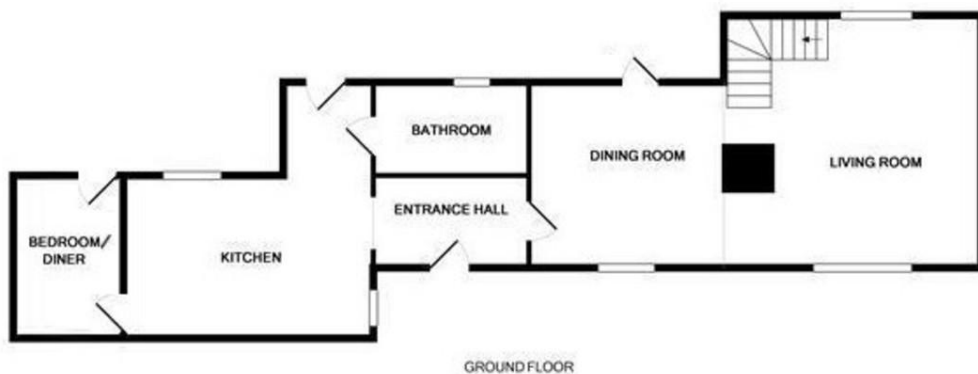
12' 1" x 11' 8" (3.68m x 3.56m) uPVC double glazed window to side elevation, double panel radiator, sunken spotlighting, exposed beams.

### **EXTERNALLY**

#### **FRONT**

Front garden mainly laid to lawn with gated pathway to entrance door, rebuilt timber steps down to driveway providing off road parking for one vehicle with electric vehicle charging point.





### REAR GARDEN

Very generous enclosed split level rear garden, established trees and shrubs, raised areas retained by newly replaced sleeper borders, outside tap, shingled pathways and shingled steps leading to secure off road parking or vehicle storage with large double gates, ideal for caravan or motorhome etc.

### GARDEN ROOM

Windows to side elevation and front elevation, ideal as home office.

### COUNCIL TAX BAND

Tax band C

### 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 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.