



Kennedy & Co.

1 Cottage Road, Sandy

SG19 1DE

EPC: C

£325,000

- Spacious Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Excellent 20ft Open Plan Kitchen/Diner
- 13ft x 12ft Lounge
- Cloakroom & Store Room
- First Floor Shower Room
- Mono-Block Paved Driveway Providing Parking For 4 Cars
- Single Garage With Power & Light Connected



An excellent opportunity to purchase this spacious three bedroom semi-detached family home, boasting no upward chain, a superb 20ft open plan kitchen/diner and 13ft x 12ft lounge, occupying a larger than average corner plot with driveway for four cars, garage and a 90ft rear garden, situated within a sought after cul-de-sac locations in Sandy.

The property briefly boasts an entrance hallway, spacious 13ft x 12ft lounge, generous 20ft open plan kitchen/diner, cloakroom, store room, first floor shower room and three bedrooms.

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

Externally this superb home benefits from a generous corner plot including mono-block paved driveway providing off road parking for four

vehicles. single garage with power and light connected, and a fantastic rear garden approaching 90ft in length.

Offered with no chain, 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

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, laminated wood effect flooring, coving to ceiling, communicating doors to:

LOUNGE

13' 6" x 12' (4.11m x 3.66m) uPVC double glazed window to front elevation, single panel radiator, feature electric fireplace, laminated wood effect flooring, coving to ceiling, open plan walkway to:

KITCHEN/DINER

20' 5" x 9' 6" (6.22m x 2.9m) Double glazed window to rear elevation and double glazed sliding patio doors to rear elevation, two single panel radiators, fitted kitchen comprising ceramic butler sink with mixer tap over, fitted work surfaces, range of base units incorporating built in double oven, built in four burner electric hob, space and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, ideal space for table and chairs, coving to ceiling, built in under stairs storage cupboard, door to:

SIDE LOBBY

uPVC double glazed door to rear elevation, quarry tiled flooring, personnel door to garage, door to cloakroom plus doorway to:

STORE ROOM

5' 3" x 4' 5" (1.6m x 1.35m) Window to garage, quarry tiled flooring, potential to create utility room.

CLOAKROOM

uPVC double glazed window to rear elevation, low level W.C, quarry tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space with fitted loft ladder, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' x 11' 2" (3.66m x 3.4m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

BEDROOM TWO

11' 2" x 9' 7" (3.4m x 2.92m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

BEDROOM THREE

9' x 8' 10" (2.74m x 2.69m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit, large

walk-in shower enclosure with fitted shower over, tiled to all elevations, tiled flooring, built in airing cupboard housing replaced gas combi boiler.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for four vehicles, personnel door to:

GARAGE

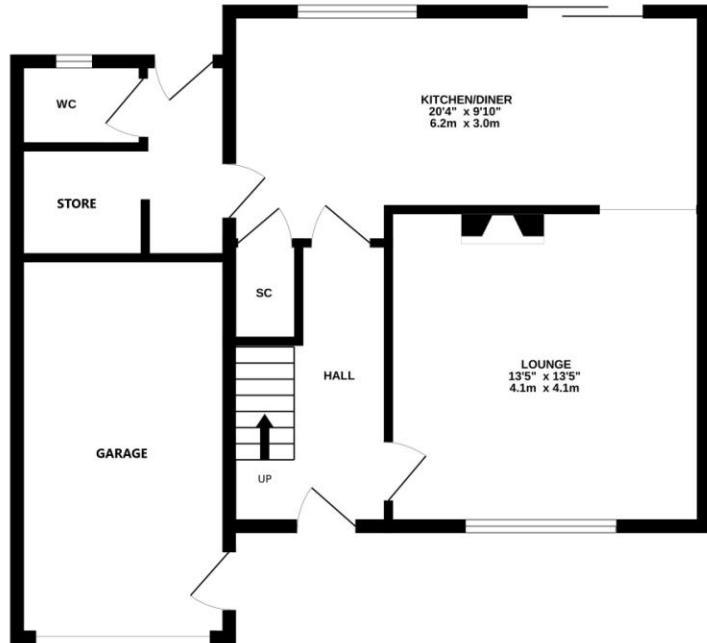
Up and over door, power and light connected, personnel door to side lobby.

REAR GARDEN

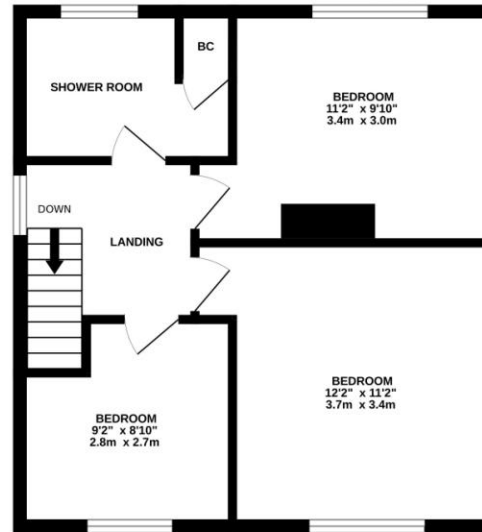
Approaching 90ft in length, initial paved patio area with outside tap and outside power point, mainly laid to lawn with established tree and shrub borders, further paved patio areas to rear plus hardstanding area which could be used as storage.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

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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