



Brandreth Place, Sandy, SG19 1AP
£300,000

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LATCHAM
DOWLING

ESTATE AGENTS

Welcome to this charming semi-detached house located in Brandreth Place on the outskirts of the delightful market town of Sandy. This established family home offers a generous living space making it an ideal family home.

As you enter, you will find two separate reception rooms, providing ample space for both relaxation and entertaining. The layout is practical and inviting, perfect for modern living. The house boasts three well-proportioned bedrooms and a first floor bathroom, ensuring comfort for all family members.

One of the standout features of this property is the 32' tandem length garage, which is a rare find in any home. This is complemented by private off road parking for two cars and an enclosed rear rear garden, providing a private outdoor space for children to play or for hosting summer gatherings.

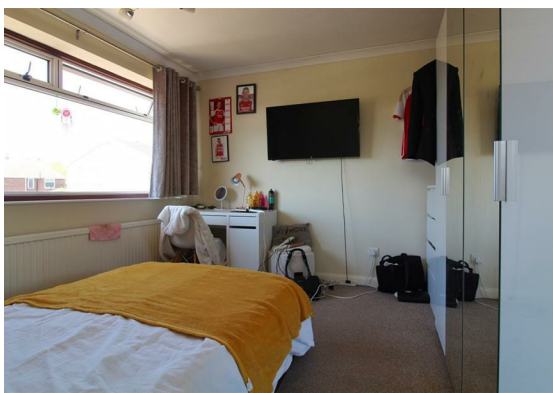


Situated close to Tesco Extra and the mainline railway station, this home is ideally located for those who appreciate convenience. The proximity to local amenities and transport links makes it a perfect choice for commuters and families alike.

This property is chain-free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to relocate, this lovely family home is a wonderful opportunity not to be missed. Come and see for yourself the potential this home has to offer.

Entrance Via

Entrance Hall
13'9 x 5'11 (4.19m x 1.80m)





Living Room
13'10 x 11'11 (4.22m x 3.63m)

Dining Room
10'4 x 9'8 (3.15m x 2.95m)

Kitchen
9'8 x 7'5 (2.95m x 2.26m)

Side Lobby
12'1 x 4'6 (3.68m x 1.37m)

First Floor Landing
9'9 x 5'8 (2.97m x 1.73m)

Bedroom One
13'4 x 12'3 max (4.06m x 3.73m max)

Bedroom Two
11'0 x 10'3 (3.35m x 3.12m)

Bedroom Three
8'8 x 8'0 (2.64m x 2.44m)

Bathroom
6'9 x 5'6 (2.06m x 1.68m)

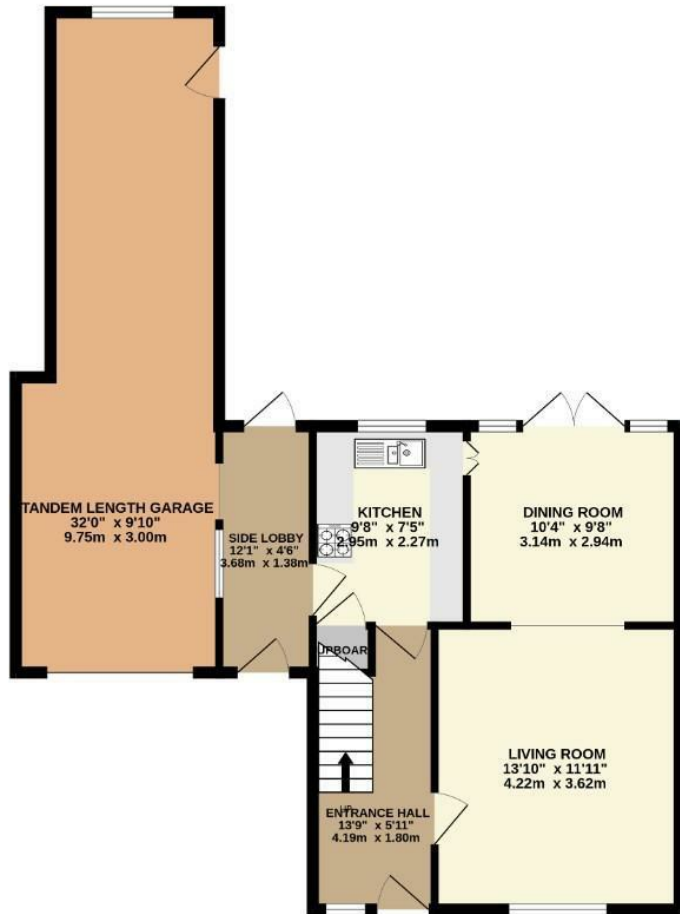
Tandem Length Garage
32'0 x 9'10 max 8'1 min (9.75m x 3.00m
max 2.46m min)

Rear Garden

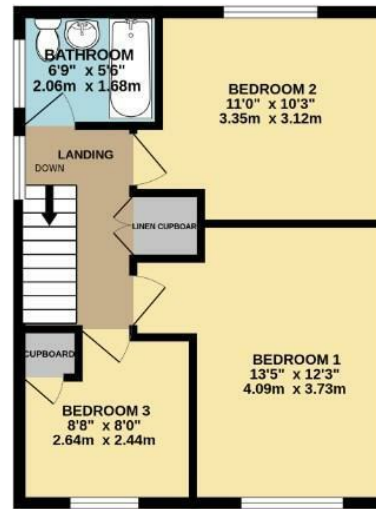
Front Garden And Driveway



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.

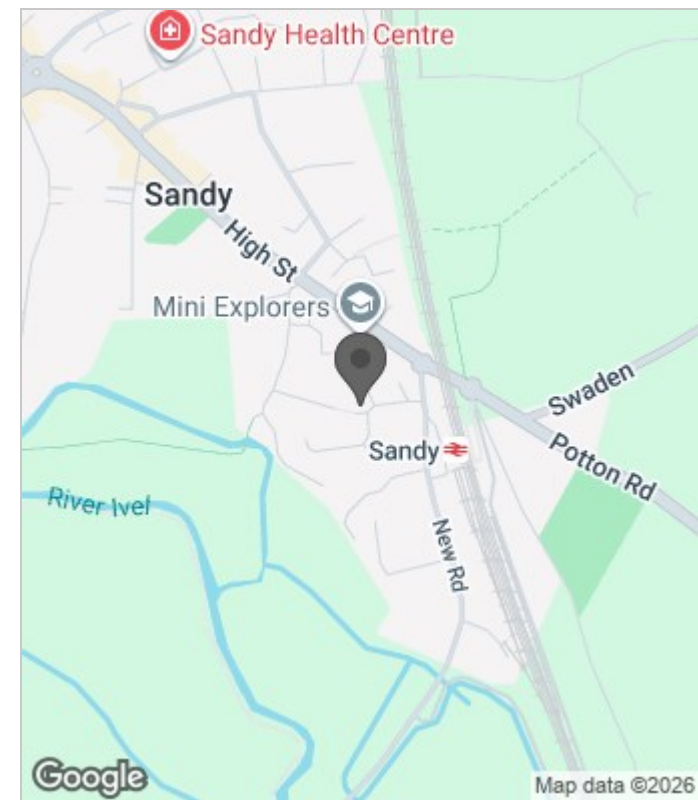


1ST FLOOR
422 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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