



The Paddocks, Sandy, SG19 2QD  
£275,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



**\*\*\*CHAIN FREE TWO BEDROOM END OF TERRACE HOME IN POPULAR CUL DE SAC LOCATION AND WITH A GARAGE AND ALLOCATED PARKING\*\*\***

Tucked away at the very end of this popular residential cul-de-sac, this charming two bedroom end of terrace home offers the benefits of an open plan kitchen/ dining room (with built in oven and hob), a conservatory with direct access out to the landscaped rear garden, gas fired radiator heating (with a combination boiler) and double glazing throughout. As well as the well proportioned and landscaped gardens, there is also a single garage (in block) and an allocated parking space. This lovely home is also being offered for sale CHAIN FREE.

**Entrance Via**

**Entrance Lobby**  
3'2 x 2'9 (0.97m x 0.84m)

**Living Room**  
12'3 x 11'6 (3.73m x 3.51m)

**Kitchen/ Dining Room**  
11'6 x 10'11 max (3.51m x 3.33m max)

**Conservatory**  
9'3 x 7'7 (2.82m x 2.31m)

**First Floor Landing**

**Bedroom One**  
12'3 x 11'7 (3.73m x 3.53m)

**Bedroom Two**  
7'6 x 6'10 (2.29m x 2.08m)

**Bathroom**  
9'10 x 4'7 (3.00m x 1.40m)

**Rear Garden**

**Front Garden**

**Garage And Parking**

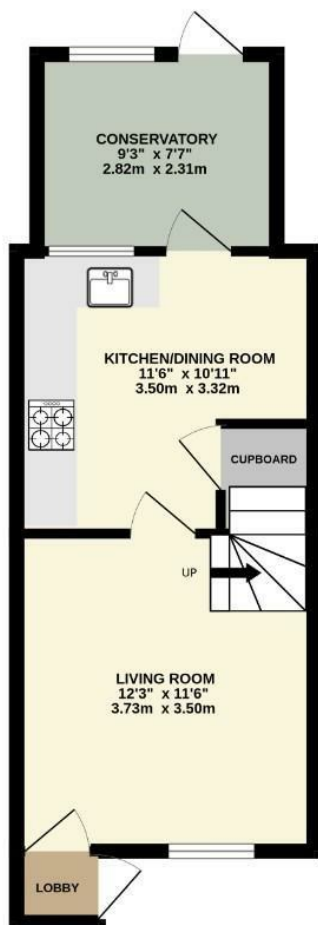
**Agents Note**



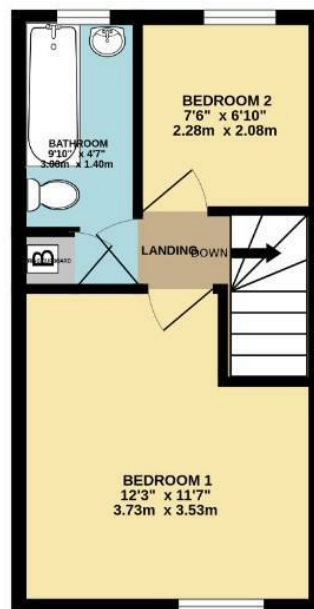




GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.

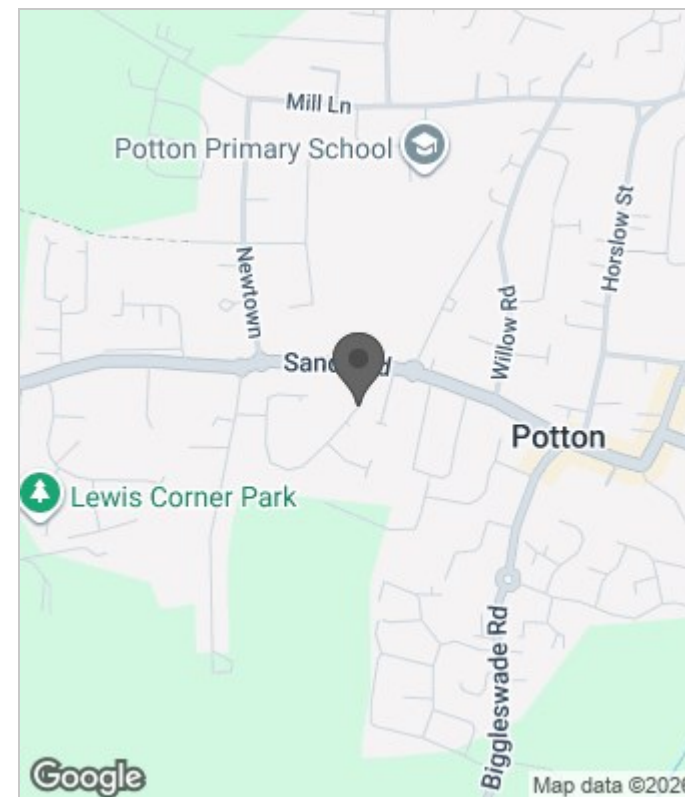


1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.3 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>88</b> |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.