



Kennedy & Co.

Banks Drive, Sandy

SG19 1AE

EPC: C * No Upward Chain *

£359,950

- Excellent Four Bedroom Three Storey Town House
- Entrance Hall With Cloakroom
- Spacious 13ft Kitchen/Diner
- Generous 16ft Lounge
- Modern Family Bathroom
- Superb 15ft x 12ft Master Bedroom With En-Suite
- Off Road Parking For Two/Three Vehicles
- Single Garage En-Bloc



A fantastic opportunity to purchase this versatile and spacious four bedroom three storey modern town house, offered with no upward chain, benefitting from a spacious 16ft lounge, 13ft kitchen/diner and garage, ideally situated in a very sought after quiet cul-de-sac location within easy walking distance of the town centre in Sandy.

This property briefly boasts an entrance hall with modern cloakroom, spacious 13ft modern kitchen/diner, generous 16ft lounge, modern first floor family bathroom, large 15ft x 12ft master bedroom with en-suite shower room occupying the entirety of the top floor, and three further bedrooms.

The property also benefits from no upward chain, uPVC double glazing throughout, and gas to radiator central heating.



Externally this superb home offers a garage en-bloc with off road parking in front for two or three vehicles, front garden area and a fully enclosed easy maintenance rear garden.

Offered with no chain, this excellent home must be viewed early to avoid disappointment.

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 entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with storage space beneath, communicating doors to:



CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted two piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled to half height to all elevations.

KITCHEN/DINER

13' 10" x 9' 6" (4.22m x 2.9m) uPVC double glazed window to front elevation, double panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, fitted work surfaces, range of base units incorporating built in stainless steel oven with built in 5 burner stainless steel gas hob over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, ideal space for table and chairs, wall mounted gas boiler.

LOUNGE

16' 2" x 11' 6" (4.93m x 3.51m) uPVC double glazed window to rear elevation plus uPVC double glazed French doors to rear elevation, two double panel radiators, electric fireplace.

FIRST FLOOR

LANDING

Stairs rising to second floor, built in storage cupboard, built in airing cupboard housing 'Mega-Flo' hot water cylinder, communicating doors to:

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.

BEDROOM THREE

10' 6" x 9' 5" (3.2m x 2.87m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BATHROOM

uPVC double glazed obscure window to front elevation, single panel radiator, re-fitted three white piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled Jacuzzi bath with mixer tap over and fitted shower over, tiled to all splash areas, extractor fan.

SECOND FLOOR

LANDING

Single panel radiator, door to:

MASTER BEDROOM

15' 4" x 12' 9" (4.67m x 3.89m) uPVC double glazed window to front elevation, double panel radiator, two built in double wardrobes, storage space in roof eaves, access to loft space, door to:

ENSUITE

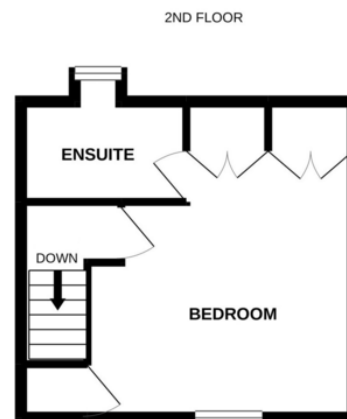
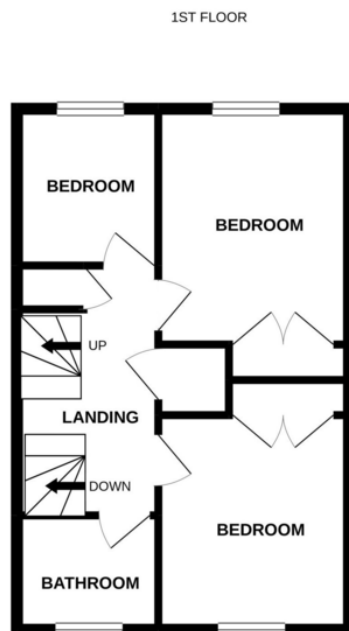
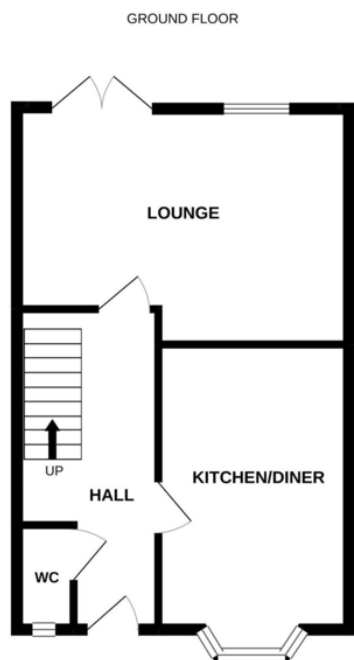
uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, extractor fan.

EXTERNALLY

FRONT

Enclosed by iron railings, gated paved pathway to entrance door, mainly laid to slate cobbles.





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.

REAR GARDEN

Fully enclosed easy maintenance rear garden, initial raised timber decking area with outside tap, mainly laid to shingle with tree and shrub borders, timber shed, gated access to side.

GARAGE

Single garage en-bloc, up and over door.

Mono-block paved off road parking for two to three vehicles in front.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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