



Kennedy & Co.

23 Girtford Crescent, Sandy

EPC: D

SG19 1HR

£350,000

- Immaculately Presented Three Bedroom Extended Semi-Detached Home
- Entrance Hall With Modern Cloakroom
- Spacious 20ft Lounge
- Separate Dining Room
- Spacious Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Driveway Providing Off Road Parking For 3-4 Vehicles
- Enclosed Established Rear Garden



A superb opportunity to purchase this immaculately presented, spacious and extended three bedroom semi-detached home, situated within a sought after quiet area of Sandy, boasting generous accommodation, driveway for several vehicles and garage with power connected.

This fantastic home briefly boasts an entrance hall with re-fitted modern cloakroom, very generous 20ft lounge, separate dining room, spacious re-fitted modern kitchen, re-fitted modern first floor bathroom and three bedrooms.

Other benefits include uPVC double glazing throughout and gas to radiator central heating.

Externally the property benefits from a large driveway providing ample off road parking for three-four vehicles, single garage with power and light connected, and a well maintained and established enclosed rear garden.



Early viewings on this excellent home are highly recommended.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to front elevation, feature strip panel radiator, laminated wood effect flooring, stairs rising to first floor with built in under stairs storage cupboard, further built in storage cupboard, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern two piece suite comprising low level W.C with concealed cistern, wash hand basin set into drawer unit, tiled to all elevations, tiled flooring.



KITCHEN

10' 8" x 9' 1" (3.25m x 2.77m) Dual aspect room, uPVC double glazed window to rear elevation plus uPVC double glazed door to side elevation, built in under unit fan heater, re-fitted modern kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, granite effect work surfaces, range of base units incorporating built in stainless steel oven, built in stainless steel microwave, built in 4 burner gas hob, built in washing machine with matching door, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units with under unit lighting incorporating built in stainless steel extractor hood, tiled flooring.

LOUNGE

20' x 11' (6.1m x 3.35m) uPVC double glazed window to front elevation, feature column radiator with built in bench seat, laminated wood effect flooring, coving to ceiling, open plan design to:

DINING ROOM

9' 7" x 8' (2.92m x 2.44m) Dual aspect room, uPVC double glazed sliding patio doors to rear elevation plus uPVC double glazed window to side elevation, feature strip panel radiator, laminated wood effect flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, access to loft space, communicating doors to:

MASTER BEDROOM

11' 1" x 9' 5" (3.38m x 2.87m) uPVC double glazed window to rear elevation, single panel radiator, built in mirrored sliding wardrobes, coving to ceiling.

BEDROOM TWO

11' 1" x 8' 3" (3.38m x 2.51m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring.

BEDROOM THREE

9' 2" x 6' 2" (2.79m x 1.88m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail and double panel radiator, re-fitted modern three piece suite comprising low level W.C with concealed cistern, feature wash hand basin with mixer tap over set into drawer unit, panelled bath with mixer tap and fitted shower over, tiled to all elevations, tiled flooring, extractor fan.

EXTERNALLY

FRONT

Large part mono-block paved driveway to front and side providing off road parking for 3-4 vehicles, gated access to side leading to:

REAR GARDEN

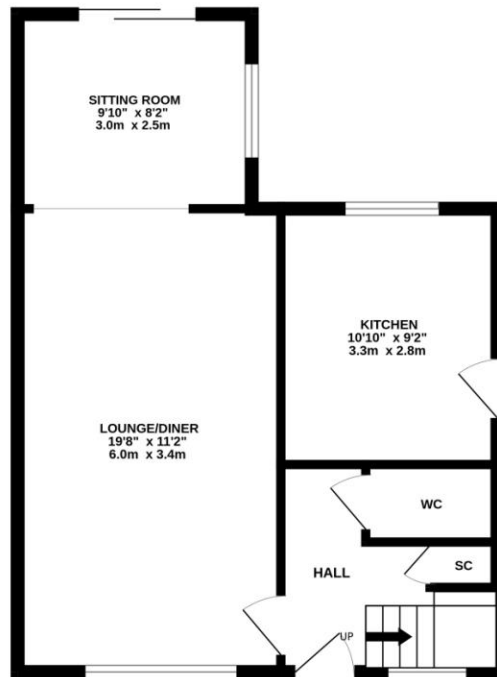
Established enclosed landscaped rear garden, initial paved patio area with outside tap and outside power point, mainly laid to lawn with established tree and shrub beds and borders, further raised paved patio seating area to the rear of the garden, metal garden shed.

GARAGE

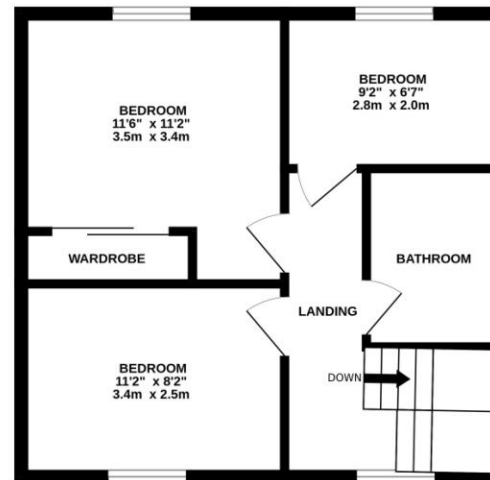
Up and over door, power and light connected.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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.
Made with Metropix ©2026

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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.