



Kennedy & Co.

The Olive Trees, 22 The Avenue, Sandy

SG19 1ER

EPC: C

£625,000

- Substantial Extended Four Bedroom Detached Home In Highly Sought After Area
- Entrance Hall & 14ft Reception Hallway
- Spacious 19ft x 16ft Lounge
- Generous 15ft Dining Room
- Excellent 18ft x 14ft Kitchen/Breakfast Room With Utility
- Modern Ground Floor & First Floor Shower Rooms
- Re-Fitted En-Suite To Master Bedroom
- Rear Garden



'The Olive Trees' is a fantastic individually built, greatly extended and very spacious four bedroom detached family home, boasting large reception rooms and three bathrooms, occupying a generous plot with very large frontage providing ample off road parking, situated in arguably one of the most premier and sought after locations within Sandy.

To the ground floor this fine property briefly boasts an entrance hallway and further 14ft reception hallway, very generous 19ft x 16ft sitting room, separate 15ft dining room, re-fitted 18ft x 14ft 'L' shaped kitchen/breakfast room with separate utility room, and re-fitted modern ground floor shower room.

The first floor offers a generous landing space, re-fitted modern en-suite to master bedroom, 16ft guest bedroom, two further bedrooms and a re-fitted modern family shower room.

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



Externally the property offers a generous plot incorporating a large mono-block paved driveway providing ample off road parking for several vehicles, larger than average 17ft x 12ft garage with power and light connected, well maintained enclosed rear garden with detached timber summer house with power & light connected, and further timber framed home office also with power and light connected.

Early viewings on this fantastic home are recommended.

uPVC double glazed leaded and patterned entrance door to:

ENTRANCE HALL

Two obscure double glazed windows to front elevation, laminated wood effect flooring, feature obscure patterned door to:

RECEPTION HALL

14' 2" x 9' 9" (4.32m x 2.97m) Double panel radiator, laminated wood effect flooring, stairs rising to first floor with built in under stairs storage cupboard, coving to ceiling, communicating doors to:



SHOWER ROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, under floor heating, modern three piece suite comprising of low level W.C, wash hand basin, double shower cubicle with fitted shower over, fully tiled to all elevations, tiled flooring, coving to ceiling.

SITTING ROOM

19' x 16' 5" (5.79m x 5m) (max measurements) Dual aspect room, uPVC double glazed windows to both front and rear elevations, double panel radiator and single panel radiator, feature living flame gas fireplace with stone surround and hearth, coving to ceiling, door to:

DINING ROOM

15' 9" x 11' 10" (4.8m x 3.61m) uPVC double glazed French doors to rear elevation, single panel radiator, coving to ceiling, door to:

KITCHEN/BREAKFAST ROOM

18' 8" x 14' 2" (5.69m x 4.32m) (L-Shaped) uPVC double glazed window to rear elevation, uPVC obscure double glazed door to side elevation, re-fitted modern kitchen

comprising of one and a half bowl stainless steel sunken sink units with mixer taps over, granite work surfaces with integrated drainer, range of soft-close base units incorporating built in dishwasher with matching door, 900mm Rangemaster stainless steel cooker range with glass splash back, space for American style fridge/freezer, small built in breakfast bar, further range of soft-close wall mounted units incorporating under unit lighting, 900mm stainless steel extractor hood, vinyl tiled effect flooring, ideal space for table and chairs, sunken spotlighting, coving to ceiling, door to:

UTILITY ROOM

9' 2" x 4' 3" (2.79m x 1.3m) Ceramic butler sink, space and plumbing for washing machine, space for tumble dryer, continued vinyl tiled effect flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, double panel radiator, access to boarded loft space with power, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' 4" x 11' 9" (3.76m x 3.58m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling, door to:

ENSUITE

Chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting, extractor fan.

BEDROOM TWO

16' x 9' (4.88m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, further built in airing cupboard housing replaced Logic gas combination boiler, coving to ceiling.

BEDROOM THREE

11' 10" x 9' (3.61m x 2.74m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

8' 7" x 7' 9" (2.62m x 2.36m) uPVC double glazed window to side elevation, single panel radiator, coving to ceiling.

SHOWER ROOM

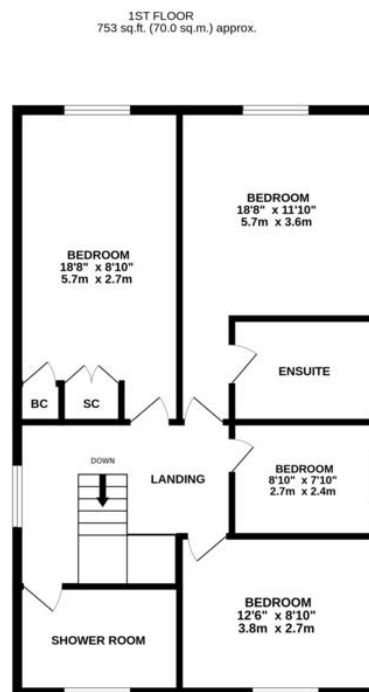
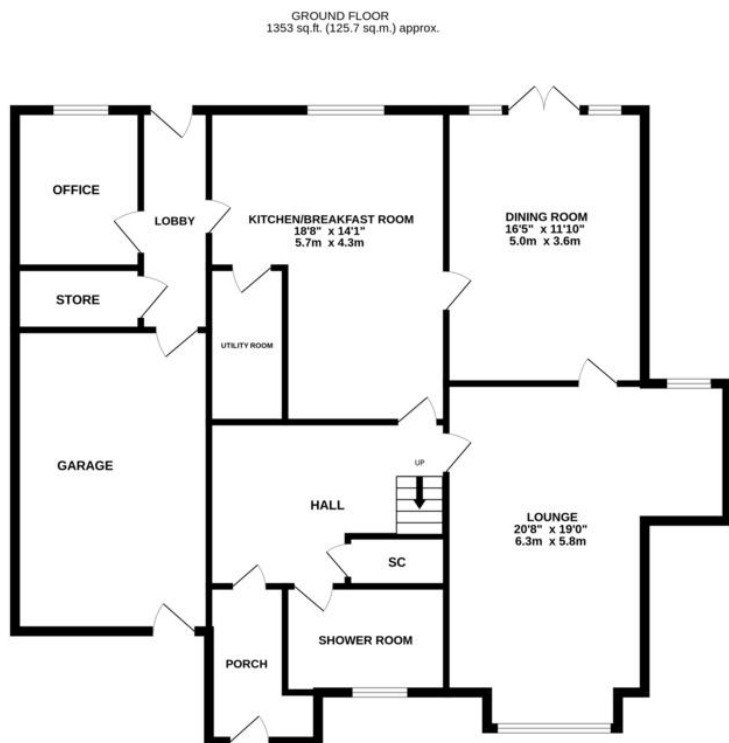
uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising of low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, shower cubicle with fitted shower over, fully tiled to all elevations, vinyl tiled effect flooring, coving to ceiling, extractor fan.

EXTERNALLY

FRONT

Retained by dwarf brick wall, large mono-block paved driveway providing ample off road parking for several vehicles, raised shingled tree and shrub borders, outside tap and outside power point, uPVC door to:





TOTAL FLOOR AREA : 2107 sq.ft. (195.7 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

GARAGE

17' 5" x 12' 5" (5.31m x 3.78m) Larger than average garage, hidden up and over door, power and light connected, uPVC door to:

REAR LOBBY

uPVC door to garden, personnel doors to built in storage area and to:

HOME OFFICE

9' 2" x 7' 5" (2.79m x 2.26m) Timber framed office with windows to side and rear elevations, power and light connected, ideal for working from home, coving to ceiling.

REAR GARDEN

Fully enclosed well maintained rear garden, initial extensive paved patio area with outside tap, further enclosed paved patio area, laid to lawn area with raised cobbled tree border providing privacy, generous timber shed plus personnel door to:

SUMMER HOUSE

13' 6" x 7' 5" (4.11m x 2.26m) Detached timber summer house fully dry lined and skimmed with power and light connected, windows to front, rear and side elevations, ideal as garden seating area, home gym or play room etc.

COUNCIL TAX BAND Tax band F

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.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