



Warkworth Close, Sandy, SG19 1TZ
£275,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this STUNNING two bedroomed home that really is a 'key turn' property. The present owners have in the last two years had a new boiler fitted, complete new kitchen, new bathroom and fully redecorated including new flooring throughout, meaning it really is a case of put your personal belongings in and enjoy.

One of the things that struck the valuer, in addition to the fabulous kitchen, was the bedroom storage. Three built in wardrobes to the master bedroom, wardrobe in the second bedroom and a further storage cupboard on the landing.

As you enter the property there is a good sized hall. The beautiful Re-fitted kitchen is off to the left with an extensive range of units with soft close drawer and door functions and the all important 'pull out tin holder' cupboard. Fitted oven of course and space for an American fridge/freezer.

The lounge/dining room is situated to the rear and has double glazed French doors to the rear garden. In addition there are two further windows with electrically operated opening function.

The first floor has a spacious landing with doors to both bedrooms and bathroom. Bedroom one, as already mentioned is a good double with plenty of storage. Bedroom two is also a good size and again with storage. The bathroom is stunning and has been fitted to a high standard.

The rear garden is South East facing and has been re-landscaped.

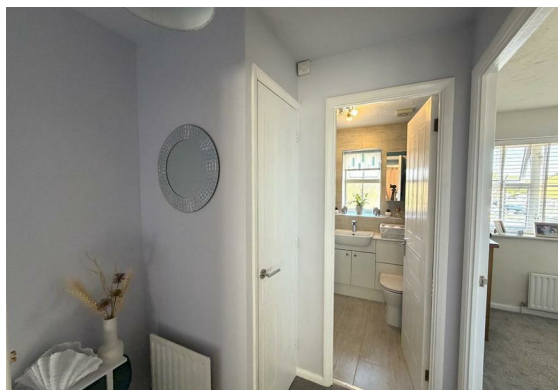
A real bonus is the private driveway adjacent that can house two large cars or possibly three smaller cars.

Sandy is a town which offers a range of amenities including several schools, doctors surgery, dentist, a host of shops and restaurants and has a mainline train station giving direct access to London St Pancras. It also has great access to the A1. The town is a ten minute walk and the station is twenty minute walk.

This is a stunning home that needs to be viewed.

Entrance

Entrance Hall





Kitchen
8'6" x 7'7" (2.59m x 2.31m)

Lounge/dining room
15'0" x 12'5" (4.57m x 3.78m)

First floor

Landing

Master bedroom
11'3" x 9'2" (3.43m x 2.79m)

Bedroom Two
9'5" x 6'2" (2.87m x 1.88m)

Bathroom

Outside

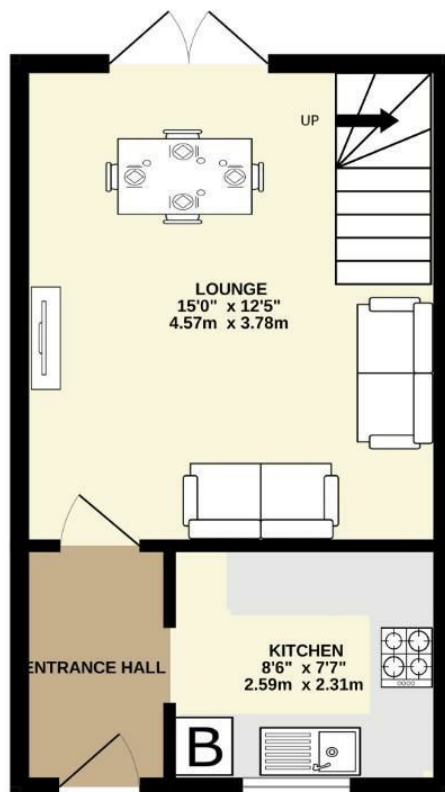
Rear garden

Front garden

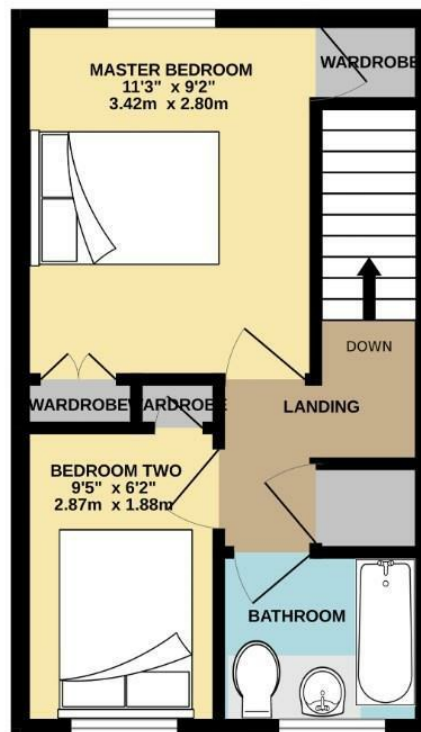
Parking



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

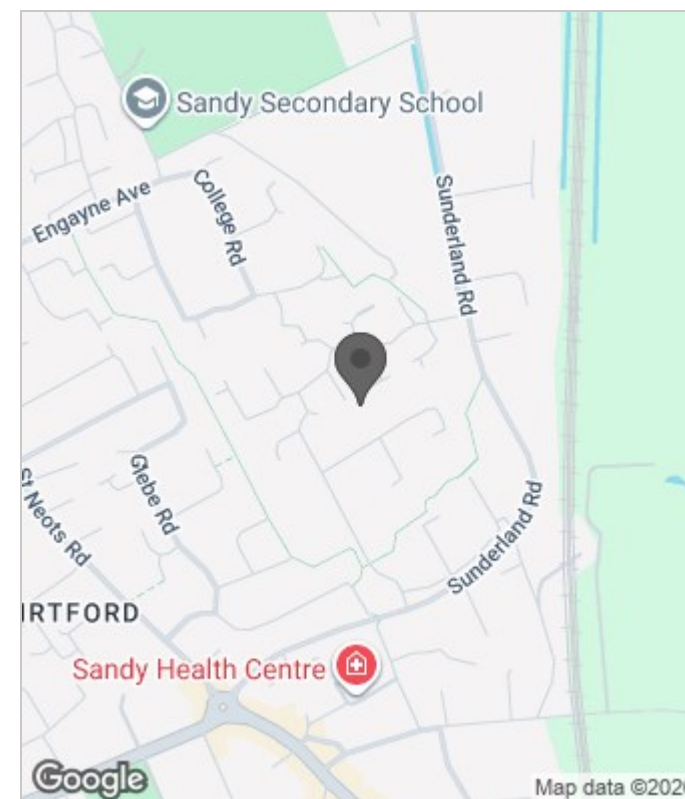


1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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