



London Road, Sandy, SG19 1HA  
Offers Over £250,000

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# 32C London Road, Sandy, SG19 1HA

## Offers in excess of £240,000



### Entrance Via

Covered storm porch with double glazed composite door to entrance hall.

### Entrance Hall

9'7 x 5'11 (2.92m x 1.80m)

Doorways to kitchen and living room, stairs rising to first floor landing (with cupboard under), radiator and wood finish flooring (extending throughout the ground floor accommodation).

### Kitchen

9'7 x 5'8 (2.92m x 1.73m)

Fitted with a range of white high and base level units with contrasting work surface and tiled splash backs over, stainless steel sink and drainer unit with mixer tap over, spaces for slimline dishwasher, washing machine, freestanding cooker (with integrated fan unit over) and tall fridge/ freezer, double glazed window to front.

### Living Room

14'11 x 11'11 (4.55m x 3.63m)

Double glazed window to rear, two radiators, feature fireplace with tiled back panels and hearth and housing coal effect fire, coving to ceiling and through access to garden room.

### Garden Room

7'10 x 6'11 (2.39m x 2.11m)

Double glazed French doors opening out to the rear garden and double glazed sliding patio door to side.

### First Floor Landing

'L' shaped with white panel doors to three bedrooms and bathroom, hatch to loft space.

### Bedroom One

10'11 x 8'7 min (3.33m x 2.62m min)

Double glazed window to front, radiator and door to overstairs airing cupboard (housing hot water cylinder).

### Bedroom Two

9'6 max 8'9 min x 8'10 (2.90m max 2.67m min x 2.69m)

Double glazed window to rear and radiator.

### Bedroom Three

10'10 max 8'3 min x 7'0 (3.30m max 2.51m min x 2.13m)

Double glazed window to rear and radiator.

### Bathroom

6'6 x 5'8 (1.98m x 1.73m)

White suite comprising of a close coupled WC, pedestal mounted wash hand basin with mixer tap over and panel bath with separate shower over and glass shower screen, tiling to splash back areas, heated towel rail and extractor fan.

### Rear Garden

Enclosed by timber panel fencing and laid to tiered paving with gated access leading to the allocated parking space

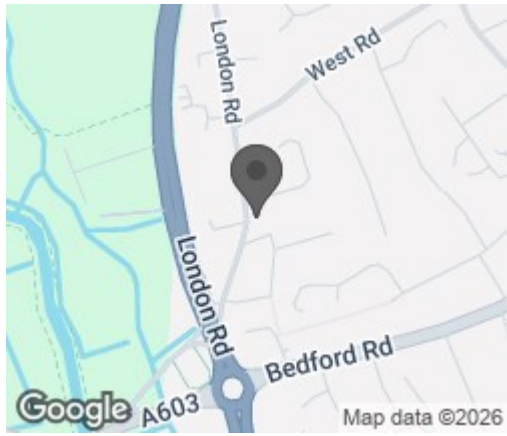
### Allocated Parking

One allocated parking space located directly to the rear of the garden.

### Front Garden

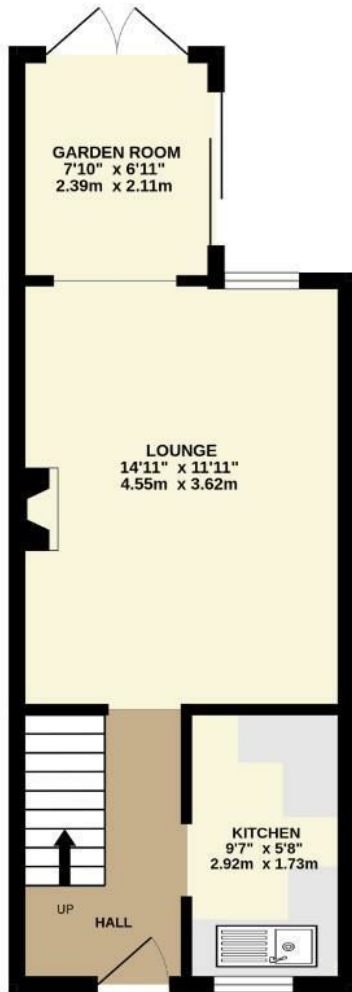
Open plan lawn with pathway to front entrance and door to outside storage cupboard.



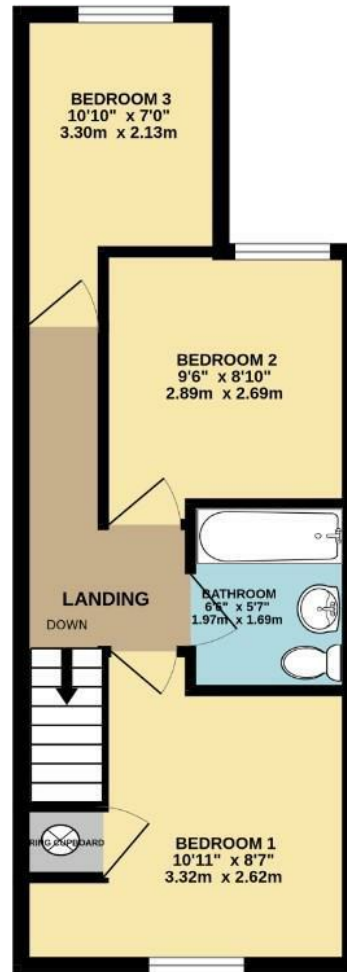


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>81</b>
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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