



Kennedy & Co.

5 Western Way, Sandy

SG19 1DR

EPC: C * No Upward Chain! *

£350,000

- Extended & Very Spacious Two Double Bedroom Bungalow
- Entrance Lobby & Entrance Hall
- Generous 18ft Kitchen/Diner
- Very Spacious 27ft Sitting Room With Cast Iron Wood Burner
- Re-Fitted Modern Shower Room
- 14ft Master Bedroom
- Sought After Location
- No Upward Chain
- 34ft Double Length Garage



A superb and rare opportunity to purchase this extended, very spacious and sought after two double bedroom semi-detached bungalow, situated in a popular quiet location, benefitting from no upward chain, larger than average 34ft double length garage and generous corner plot with driveway plus front and rear gardens.

This excellent property briefly boasts extended accommodation including an entrance lobby and entrance hall, very spacious 27ft lounge, excellent 18ft fitted kitchen/breakfast room, re-fitted modern shower room and two double bedrooms including a 14ft master.

The property also benefits from no upward chain, double glazing throughout and gas to radiator central heating with replaced combination boiler.

Externally this fine home occupies a generous corner plot with driveway providing off road parking, ample front garden, larger than average 34ft double length garage with power and light connected, and a fully enclosed easy maintenance rear garden.

Offered with no upward chain, this excellent bungalow 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

Timber entrance door to:

ENTRANCE LOBBY

Double glazed window to front elevation, double glazed timber door to:

ENTRANCE HALL

Single panel radiator, access to loft space, communicating doors to:

KITCHEN/BREAKFAST ROOM

18' 7" x 11' 3" (5.66m x 3.43m) Dual aspect room, three double glazed windows to front elevation and uPVC double glazed door to side elevation, double panel radiator, extensive fitted kitchen comprising one bowl stainless steel sink/drainers unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, space for cooker (cooker will remain), tiled to all splash areas, further range of wall

mounted units incorporating fitted extractor hood, ideal space for table and chairs, replaced wall mounted gas combi boiler, tiled flooring, coving to ceiling.

LOUNGE/DINER

27' 7" x 11' 3" (8.41m x 3.43m) Dual aspect room, double glazed windows to both side and rear elevations, further double glazed French doors to rear elevation, two single panel radiators, feature cast iron wood burner with brick surround and oak mantel over, coving to ceiling.

MASTER BEDROOM

14' 6" x 10' 3" (4.42m x 3.12m) Double glazed window to rear elevation, double panel radiator, coving to ceiling.

BEDROOM TWO

11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window to front elevation, single panel radiator, coving to ceiling, currently used as a dressing room with a wealth of built in wardrobes.

SHOWER ROOM

Obscure double glazed window to front elevation, single panel radiator, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan, coving to ceiling.

EXTERNALLY

FRONT

Generous front garden, mainly laid to lawn with established tree and shrub borders, paved pathway to entrance door, gated access to side leading to:

REAR GARDEN

Fully enclosed easy maintenance rear garden, mainly laid to shingled and cobbles with small area laid to artificial lawn, outside tap, personnel door to:

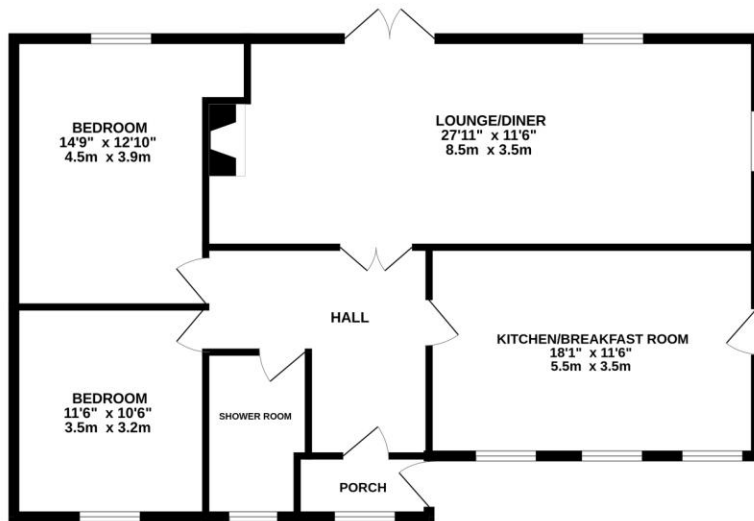
DOUBLE GARAGE

34' (10.36m) Generous double length garage, electric up and over door, two double glazed windows to side elevation, power and light connected.

Driveway in front for one vehicle.



GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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COUNCIL TAX BAND

Tax band C

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