



**Kennedy  
& Co.**

2 Birch Grove, Sandy

SG19 1NG

EPC: D

£315,000

- Three Double Bedroom Semi-Detached Home
- No Upward Chain!
- Sought After Location
- Spacious 21ft Lounge/Diner
- Fitted Kitchen
- First Floor Family Bathroom
- Front Garden
- Driveway Providing Off Road Parking





**A fantastic opportunity to purchase this spacious and well presented three DOUBLE bedroom semi-detached home, boasting a spacious 21ft lounge/diner and garage with power & light connected, situated in a quiet sought after cul-de-sac location within walking distance of the town centre.**

**The property briefly boasts an entrance hallway, spacious 21ft lounge/diner, fitted kitchen, first floor family bathroom and three double bedrooms.**

**Other benefits include no upward chain, uPVC double glazing, and gas to radiator central heating with combination boiler.**

**Externally this superb home benefits from a driveway providing off road parking, front garden, single garage with power & light connected, and a fully enclosed established rear garden.**

**Offered with no upward chain, early viewings are strongly encouraged.**

**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**

Double glazed timber entrance door to:

### **ENTRANCE HALL**

Window to side elevation, door to:

### **LOUNGE/DINER**

21' 9" x 11' (6.63m x 3.35m) Dual aspect room, uPVC double glazed window to front elevation and double glazed French doors to rear elevation, double panel radiator and single panel radiator, feature open

fireplace with brick surround, stairs rising to first floor with under stairs storage cupboard, solid wooden flooring, coving to ceiling, door to:

### **KITCHEN**

10' x 7' (3.05m x 2.13m) uPVC double glazed window to rear elevation, fitted kitchen comprising two bowl ceramic butler sink with mixer tap over, solid wooden work surfaces, range of base units incorporating cooker, fridge, freezer, space and plumbing for washing machine, further range of wall mounted units incorporating stainless steel extractor hood, vinyl flooring.

### **FIRST FLOOR**

### **LANDING**

Access to boarded loft space with fitted loft ladder, built in airing cupboard housing gas combination boiler, communicating doors to:

### **MASTER BEDROOM**

12' 2" x 9' (3.71m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

### **BEDROOM TWO**

9' 6" x 9' (2.9m x 2.74m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### **BEDROOM THREE**

10' 2" x 8' 4" (3.1m x 2.54m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, solid wooden flooring.

### **BATHROOM**

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas.

### **EXTERNALLY**

#### **FRONT**

Mainly laid to lawn with established tree and shrub borders and beds, driveway providing off road parking for one vehicle, gated access to side leading to:

#### **REAR GARDEN**

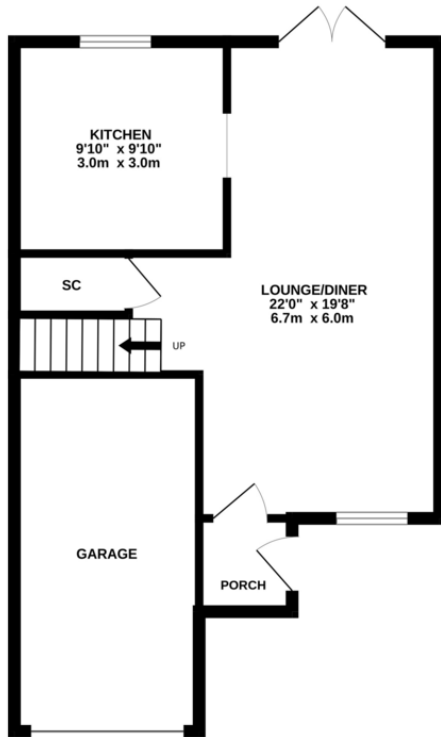
Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders, feature wildlife pond, two timber stores plus feature greenhouse with safety glass.

### **GARAGE**

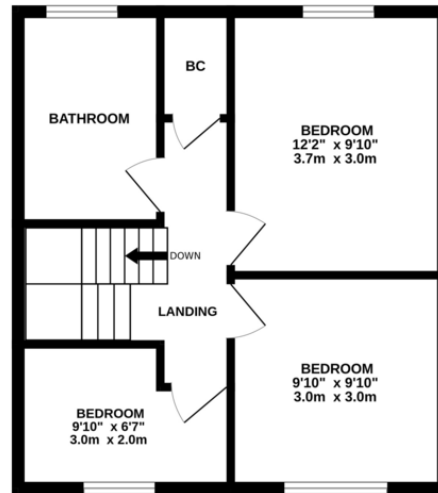
Up and over door, power and light connected.



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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 ©2024

### 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