



**Kennedy
& Co.**

40 Churchill Way, Sandy

SG19 1LP

EPC: C

£339,950

- Extended & Improved Three Double Bedroom Semi-Detached Home
- Generous 21ft Lounge
- Spacious 16ft Dining Room
- Re-Fitted Modern Kitchen
- Separate Utility Room
- Modern Cloakroom
- Re-Fitted Family Bathroom
- Driveway Providing Off Road Parking For 2 Vehicles
- Garage With Electric Door



A fantastic opportunity to purchase this extended and improved three double bedroom semi-detached home, boasting a spacious 21ft lounge and 16ft dining room, plus driveway providing off road parking and garage, situated in a quiet sought after cul-de-sac within Sandy within walking distance of the town centre.

The property briefly boasts an entrance hallway, generous 21ft lounge, spacious 16ft dining room, re-fitted modern kitchen, separate utility room, modern cloakroom and re-fitted modern family bathroom plus three double bedrooms.

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

Externally this superb home benefits from a driveway providing off road parking for 2 vehicles, front garden, garage with power & light connected and electric roller door, and a fully enclosed generous rear garden.



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

Replaced double glazed composite entrance door to:

ENTRANCE HALL

Double panel radiator, solid wooden flooring, communicating doors to:

LOUNGE

21' 3" x 9' 8" (6.48m x 2.95m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation, double panel radiator and single panel radiator, solid wood flooring, door to:



KITCHEN

11' x 8' 8" (3.35m x 2.64m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, wood effect rolled top work surfaces, range of base units incorporating space for cooker, space for fridge/freezer and space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, tiled flooring, door to:

UTILITY ROOM

10' 5" x 7' 8" (3.18m x 2.34m) uPVC double glazed door to rear elevation, space and plumbing for washing machine, space for tumble dryer and space for fridge, door to:

CLOAKROOM

Re-fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas.

DINING ROOM

16' 6" x 7' 8" (5.03m x 2.34m) Entered via entrance hall, uPVC double glazed window to front elevation, double panel radiator, coving to ceiling, solid wood flooring, personnel door to garage.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 9" x 10' 3" (3.89m x 3.12m) uPVC double glazed window to rear elevation, double panel radiator, coving to ceiling, two built in double wardrobes.

BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, storage recess over stairs, coving to ceiling.

BEDROOM THREE

10' 2" x 7' 10" (3.1m x 2.39m) (maximum measurements) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, storage recess over stairs, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern re-fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with fitted rain shower over, tiled to all splash areas, vinyl flooring.

EXTERNALLY

FRONT

Mainly laid to lawn, driveway providing off road parking for 2 vehicles.

REAR GARDEN

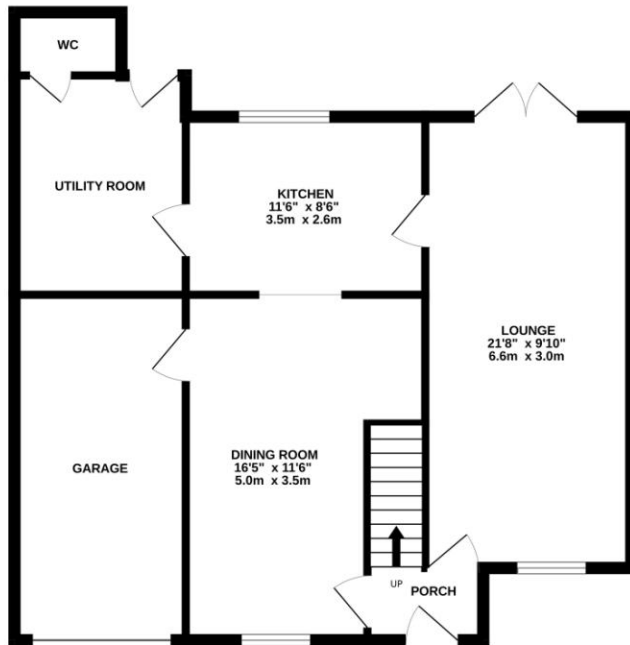
Generous enclosed rear garden, initial patio area with raised timber decking area and outside tap, mainly laid to lawn with established tree and shrub borders, timber shed and covered storage area, gated access to rear.

GARAGE

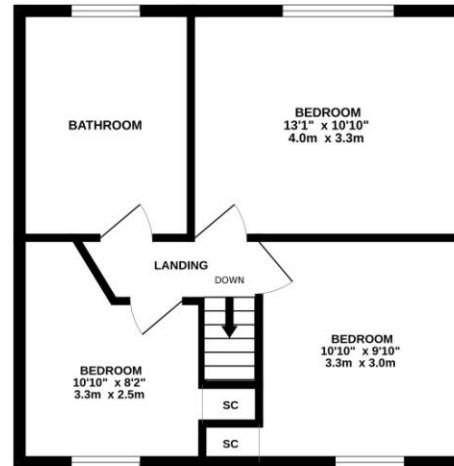
Electric roller door, power and light connected, wall mounted gas combination boiler.



GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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