



**Brickhill Road**

Sandy SG19 1JH

**Guide Price**

£475,000 - £495,000

# Property Features

- CHAIN FREE
- New build
- 10 year NHBC
- Electric vehicle charging point
- Highly sought after & very private location
- Close proximity to train Station
- Off road parking for three cars
- 19ft x 15ft Sitting room with bi-folding doors
- Under floor heating
- Finished to high specification

## Full Description

**\*\*GUIDE PRICE\*\* £475,000-£495,000 \* CHAIN FREE\*\***

Situated on a private plot with close proximity to town centre and train station, this fantastic family home is finished to a high specification boasting a 19ft x 15ft kitchen/diner with separate utility room, excellent 19ft x 15ft sitting room with bi-folding doors, luxury fitted cloakroom, generous 15ft master bedroom with en-suite, three further double bedrooms and a family bathroom.

Further benefits include a 10-year NHBC Guarantee, uPVC double glazing throughout, and gas central heating with combination boiler and under floor heating.

Externally offers a quiet private plot with driveway providing off road parking for three vehicles with electric vehicle charging point, small front garden and fully enclosed rear garden with timber shed. Viewing is highly recommended.

### RECEPTION HALL

### KITCHEN/DINER

19' 2" x 15' 2" (5.84m x 4.62m)

### UTILITY ROOM

6' 5" x 6' 2" (1.96m x 1.88m)

### LOUNGE

19' 3" x 15' 1" (5.87m x 4.6m)

### LANDING

Access to loft space.

### MASTER BEDROOM

15' 1" x 10' 1" (4.6m x 3.07m)

### ENSUITE



**BEDROOM 2**

15' 1" x 8' 9" (4.6m x 2.67m)

**BEDROOM 3**

15' 1" x 8' 9" (4.6m x 2.67m)

**BEDROOM 4**

10' 2" x 8' 4" (3.1m x 2.54m)

**BATHROOM**

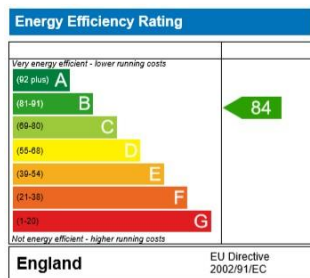
**EXTERNALLY**

**FRONT GARDEN**

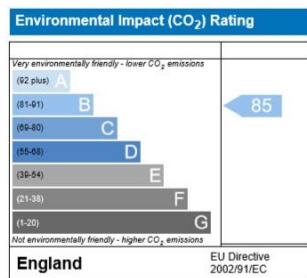
Private shingled access leading to mono-block paved driveway providing off road parking for three cars with electric vehicle charging point, gated access to paved and shingled small garden area retained by dwarf brick wall, paved pathway and access on both sides leading to:

**REAR GARDEN**

Fully enclosed rear garden with new fencing, raised paved patio area with outside power points and outside lighting, steps down to laid to lawn area with timber shed, outside tap.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

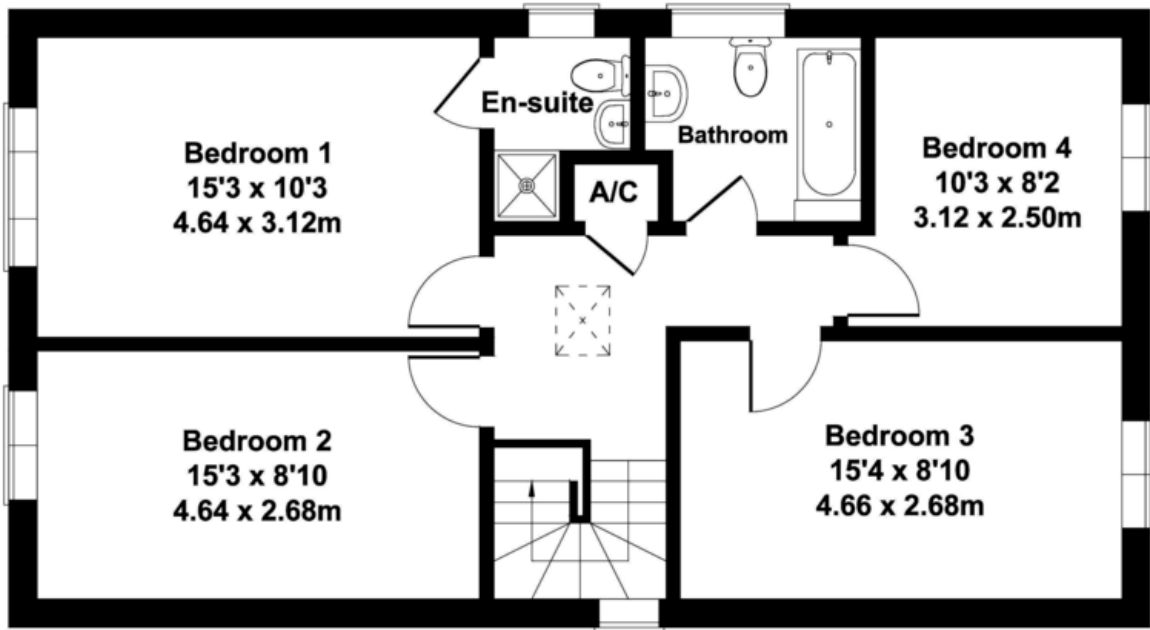


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

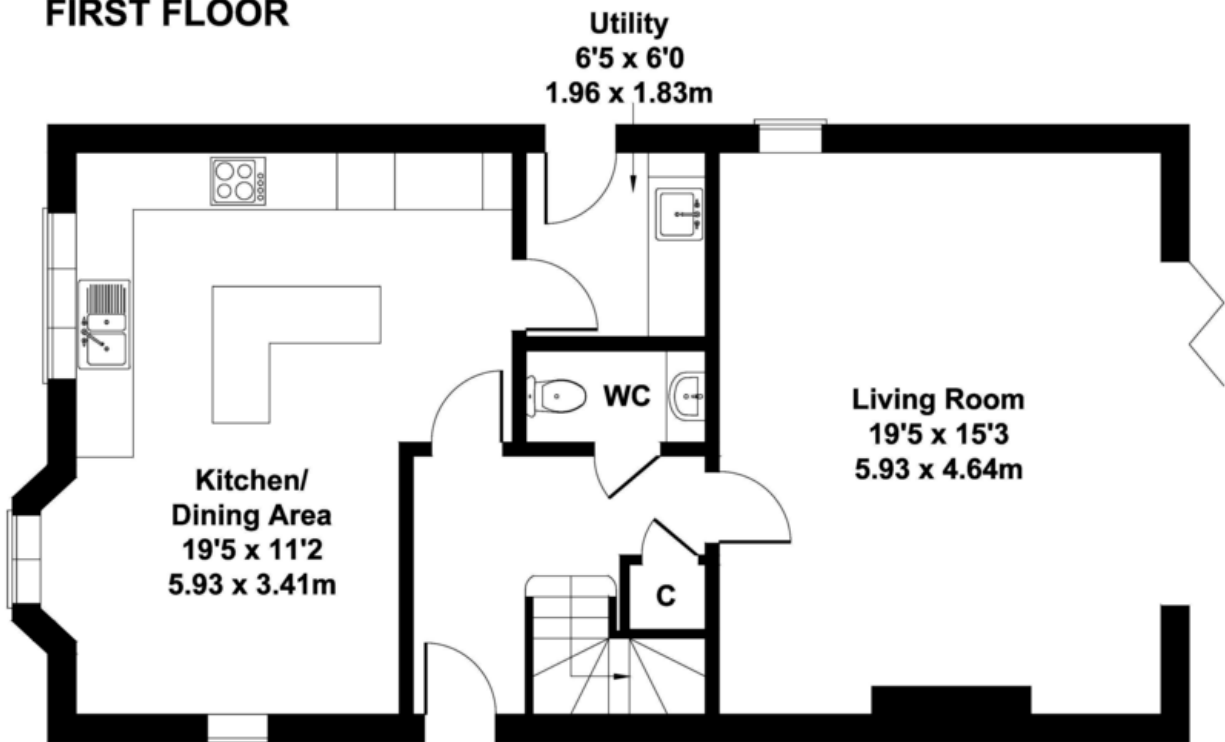


# Brickhill Road

Approximate Gross Internal Area  
1467 sq ft - 136 sq m



## FIRST FLOOR



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

11 High Street  
Sandy  
Bedfordshire  
SG19 1AG

www.lane-browns.co.uk  
james@lane-browns.co.uk  
01767 691122

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements