



**Brickhill Road**

Sandy, SG19 1JH

**Guide Price**

£310,000 to £320,000

# Property Features

---

- Three bedrooms
- No through road location
- Sought after location
- 24ft Lounge/Diner
- Well presented
- Utility room
- Two off road parking spaces
- Rare to the market
- Upstairs shower room and downstairs bathroom
- Viewing highly recommended

## Full Description

---

**\*\*NO UPWARD CHAIN\*\*** This well presented three-bedroom cottage having been completely refurbished to a very high standard, is located in this highly sought-after area of Sandy. The property benefits from a 24ft lounge / dining room, kitchen, utility room, wet room, three bedrooms and shower room. Externally there is an enclosed rear garden and off-road parking for two vehicles and is within proximity of the town centre and train station. Viewing is highly recommended.

### LOUNGE/DINER

24' 2" x 11' 7" (7.37m x 3.53m)

### KITCHEN

11' x 7' 8" (3.35m x 2.34m)

### BATHROOM

### UTILITY ROOM

12' 0" x 4' 4" (3.66m x 1.32m)

### LANDING

### MASTER BEDROOM

11' 7" x 10' 2" (3.53m x 3.1m)

### BEDROOM

11' 6" x 7' 8" (3.51m x 2.34m)

### BEDROOM

8' 5" x 5' 7" (2.57m x 1.7m)

### SHOWER ROOM

### EXTERNALLY



## FRONT GARDEN

## REAR GARDEN

Enclosed rear garden, freshly turfed, enclosed by timber panel fencing, gated side access, double gates giving access to parking area, further parking space.

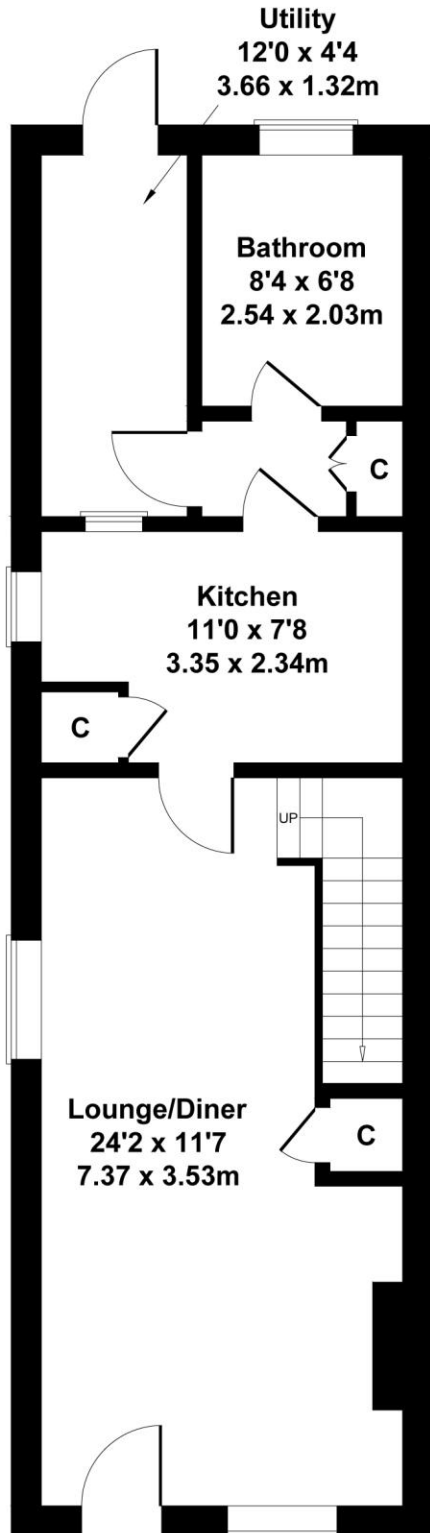
## PARKING

Two off road parking spaces.

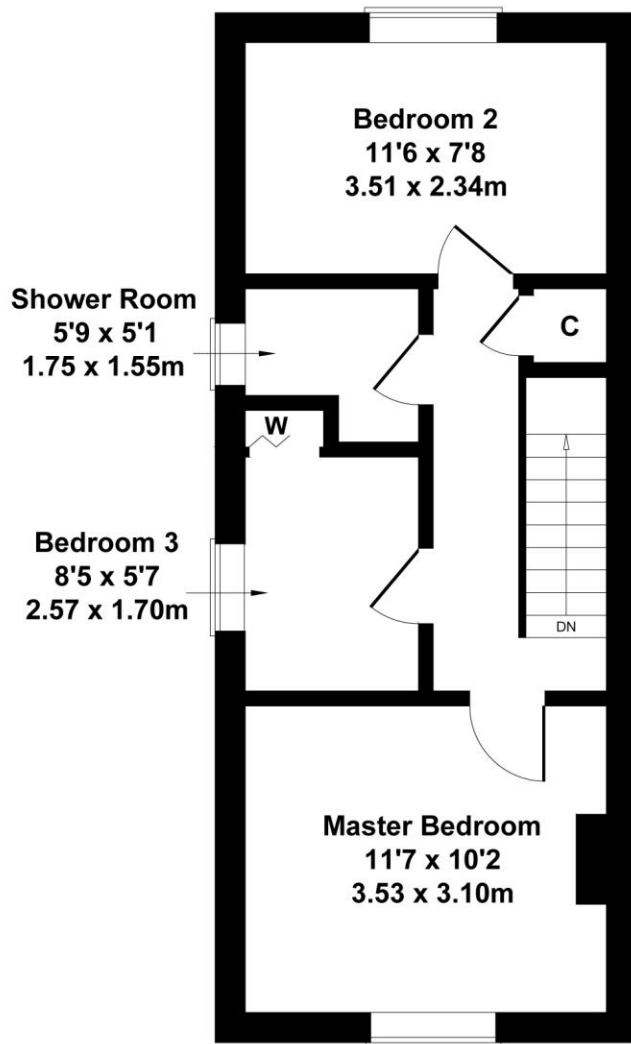


# Brickhill Road

Approximate Gross Internal Area  
924 sq ft - 86 sq m



**GROUND FLOOR**



**FIRST FLOOR**

11 High Street  
Sandy  
Bedfordshire  
SG19 1AG

[www.lane-browns.co.uk](http://www.lane-browns.co.uk)  
[mail@lane-browns.co.uk](mailto:mail@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 and 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