



## Friars Walk

Sandy, SG19 1QU

**Guide Price £250,000-£260,000**



# Property Features

- Enclosed Very Private Rear Garden
- Single Garage With Power and Light Connected
- Four Piece Family Bathroom
- Spacious Three Bedroom Terrace Home
- Cloak room
- Viewing Highly Advised
- Spacious Kitchen/Diner
- Generous Lounge
- Excellent First time Buy

## Full Description

**\*\*GUIDE PRICE\*\*** £250,000-£260,000 A superb opportunity to purchase this well presented and surprisingly spacious three bedroom staggered terrace home with single garage, situated in an ideal location in Sandy within easy walking distance of the market square and train station.

This superb property briefly boasts an entrance hall with cloakroom, very spacious 15ft x 14ft lounge, generous 16ft kitchen/diner, and luxury re-fitted four piece first floor family bathroom along with a 14ft master bedroom with Juliet balcony and 15ft guest bedroom.

Externally this excellent home benefits from enclosed front garden, single garage with power and light connected and well maintained non-overlooked enclosed rear garden. Early viewings strongly advised.

### ENTRANCE HALL

### CLOAKROOM

### KITCHEN/DINER

16' 10" x 8' 7" (5.13m x 2.62m)

### LOUNGE

15' x 14' 1" (4.57m x 4.29m)

### FIRST FLOOR

### LANDING

Storage cupboard doors to

### MASTER BEDROOM

14' 3" x 8' 6" (4.34m x 2.59m)

### BEDROOM TWO

15' 3" x 8' 6" (4.65m x 2.59m)



**BEDROOM**

11' 3" x 6' 1" (3.43m x 1.85m)

**BATHROOM**

**EXTERNALLY**

**REAR GARDEN**

Fully enclosed easy maintenance rear garden, non-overlooked and very private, fully paved with feature raised railway sleeper shrub planters, outside tap and gated access to rear.

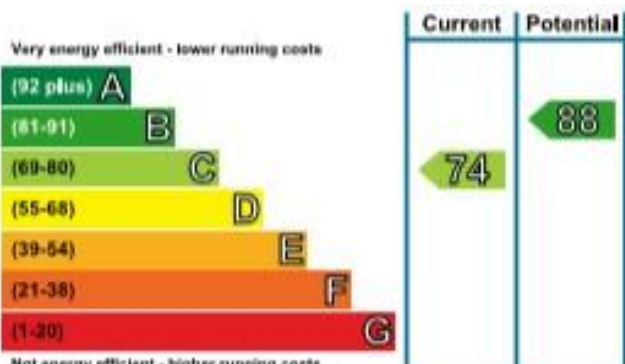
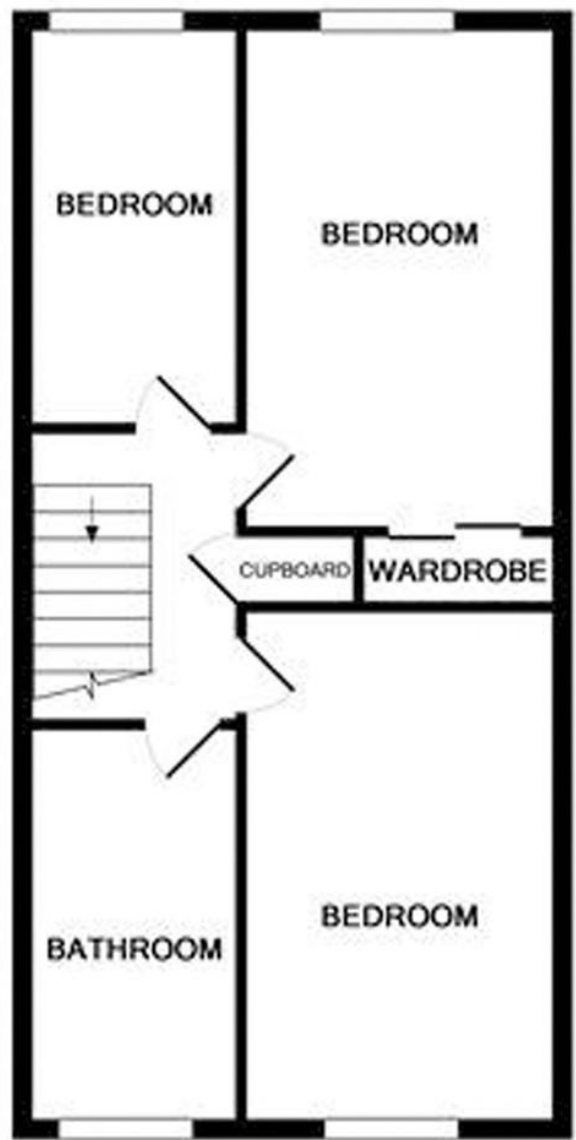
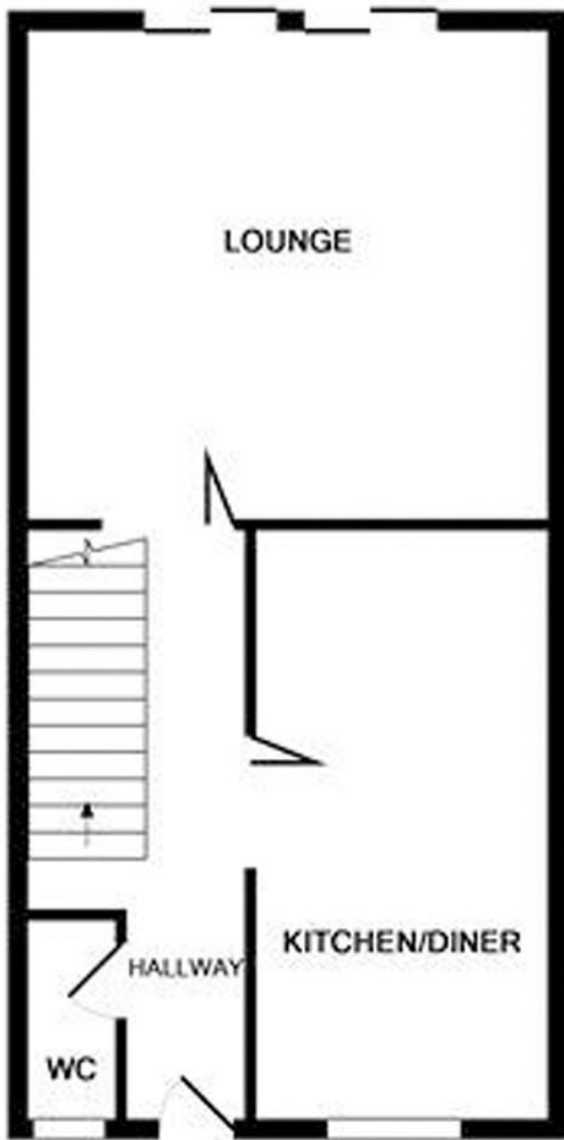
**FRONT GARDEN**

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

**GARAGE**

Brick built single garage, up and over door, power and light connected.





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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