



**Woolfield**

Sandy, SG19 1AR

**£325,000**

# Property Features

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- Very short walk to Sandy Train Station
- Cul-de-sac
- Walking distance to the Town centre
- Kitchen / Diner
- Enclosed rear garden
- Garage En-bloc
- Three bedrooms
- Extended
- Viewing Highly recommended

## Full Description

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**\*\*Perfect for commuters\*\*** Well presented and extended three bedroom end of terraced, located within a popular cul de sac and short walk to Sandy train station. The property benefits from, entrance hall, lounge, kitchen / diner, Three bedrooms and bathroom. The property also benefits from an enclosed rear garden and a garage en-bloc. Viewing is highly recommended.

### ENTRANCE HALL

### LOUNGE

19' 4" x 13' 1" (5.89m x 3.99m)

### KITCHEN/DINER

### KITCHEN

18' 8" x 7' 4" (5.69m x 2.24m)

### DINER

15' 5" x 9' 11" (4.7m x 3.02m)

### FIRST FLOOR

### MASTER BEDROOM

11' 5" x 9' 6" (3.48m x 2.9m)

### BEDROOM TWO

10' 6" x 10' 2" (3.2m x 3.1m)

### BEDROOM THREE

8' 1" x 6' 5 max" (2.46m x 1.96m)

### BATHROOM



REAR GARDEN

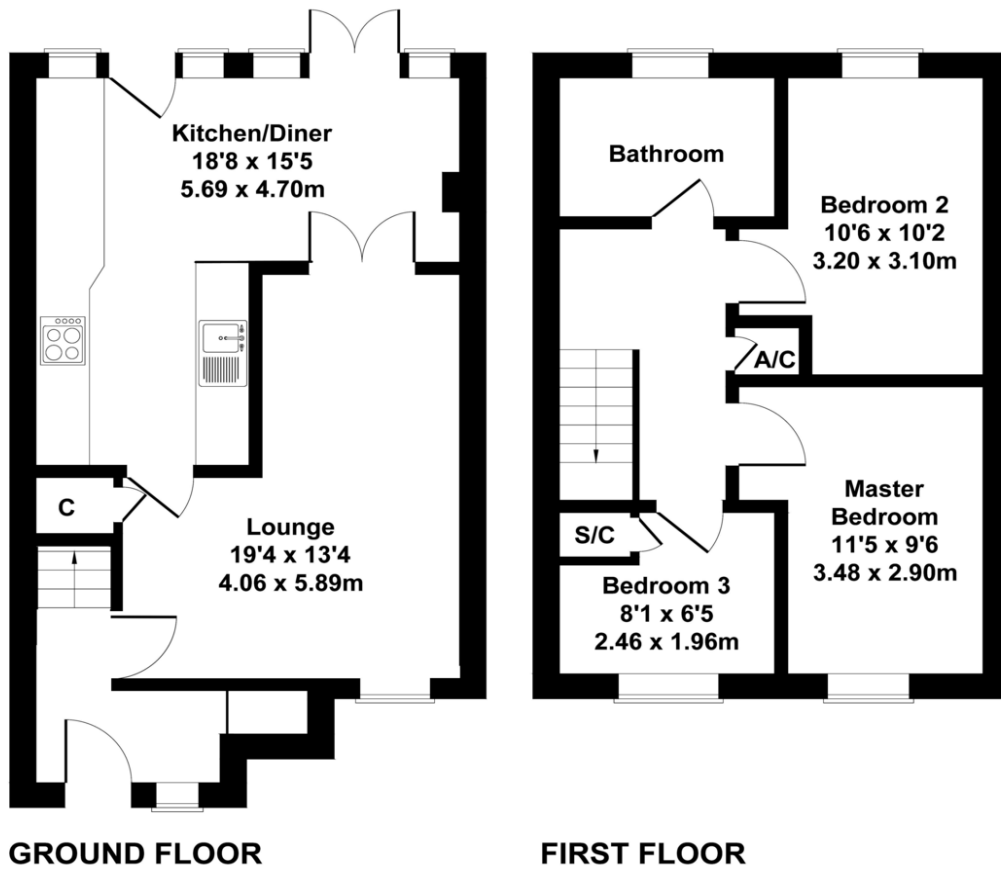
Laid mainly to lawn, fully enclosed by timber fencing.

GARAGE EN BLOC



## 23 Woolfield Sandy SG19 1AR

Approximate Gross Internal Area  
793 sq ft - 74 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
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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