



## Monoux Place

Sandy, SG19 1JN

## Guide Price

£485,000 to £500,000



# Property Features

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- **\*\*CHAIN FREE\*\***
- Chalet style bungalow
- Cul-de-sac location
- Close proximity to the town centre, A1(M) and trainline
- Four double bedrooms
- En-suite to master bedroom
- Cloakroom
- Double garage with power and light
- Secure gated parking
- Fully enclosed rear garden

## Full Description

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**\*\*GUIDE PRICE £485,000 TO £500,000\*\*** Lane & Browns are proud to offer this unique to the market and CHAIN FREE Chalet style bungalow, tucked away in the quiet cul-de-sac road of Monoux Place. The property boasts four double bedrooms with en-suite to master, as well as a family bathroom, downstairs WC, lounge, diner and kitchen leading into the utility room. The property also comprises of a double garage with power and light connected with roller door, fully enclosed rear garden, and secure gated parking. Monoux Place is within close proximity to the town's local amenities and train line, which leads to London St Pancras along with ease of access to the A1(M). Viewing is most highly advised.

### ENTRANCE HALL

Staircase to first floor accommodation.

### CLOAKROOM

### MASTER BEDROOM

19' 56" x 12' 22" (7.21m x 4.22m)

### EN-SUITE

### LOUNGE

19' 54" x 13' 54" (7.16m x 5.33m)

### DINER

11' 73" x 9' 62" (5.21m x 4.32m)

### KITCHEN/UTILITY

29' 10" x 9' 47" (9.09m x 3.94m)

### STAIRS AND LANDING

Airing cupboard housing hot water tank.



**BEDROOM 2**

13' 47" x 12' 37" (5.16m x 4.6m)

**BEDROOM 3**

11' 80" x 12' 34" (5.38m x 4.52m)

**BEDROOM 4**

10' 08" x 12' 34" (3.25m x 4.52m)

**FAMILY BATHROOM**

**EXTERIOR**

**REAR GARDEN**

Fully enclosed by hedges, trellis and brick wall. Laid mainly to lawn with divided patio area, outdoor tap, outdoor sensor lights and side access on both sides leading to front exterior.

**DOUBLE GARAGE**

17' 37" x 17' 14" (6.12m x 5.54m)

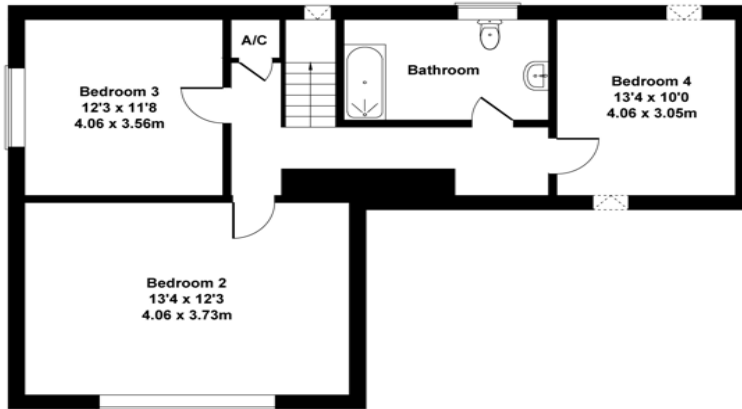
Power and light connected and remote controlled roller door, door to rear garden.

**FRONT**

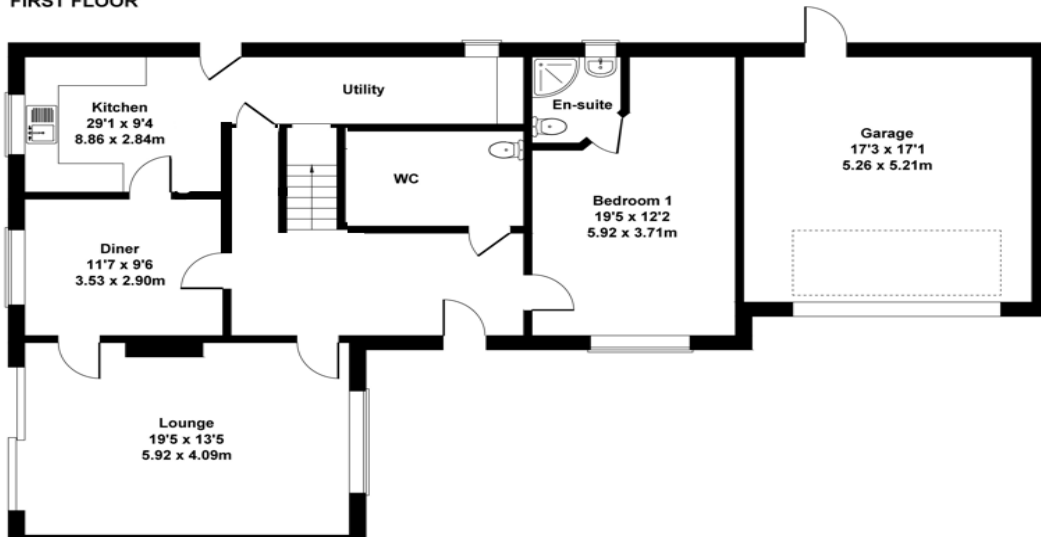
Secure gated parking, outdoor lights and side access leading to rear garden on both sides.







FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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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 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