



**West Road**

Sandy, SG19 1HB

**£325,000**

# Property Features

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- Originally Three Bedrooms
- Close proximity of the Town centre and train station
- Driveway
- Large Rear Garden
- Showerroom
- Excellent links to A1
- Pleasant Plot
- Excellent first time buy
- Viewing Highly recommended

## Full Description

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Located just a mile's walk to the mainline train station, town centre and even less to schools and shops,. Offering great living space, a large rear garden

The property was originally built as a three bedroom but re-configured over recent years to now offer two double that could be changed back to work as three if needed.

Accommodation comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Outside the property offers driveway and front and rear gardens.

Sandy is located just off the A1. The town offers day to day amenities and mainline railway station. The RSPB is located approximately 2 miles from the town centre and also benefits from riverside and rural walks. The town offers four lower, one middle and one upper school/community college.

PORCH

ENTRANCE HALL

LOUNGE

14' 2" x 12' 7" (4.32m x 3.84m)

KITCHEN

16' 6" x 7' 1" (5.03m x 2.16m)

BATHROOM

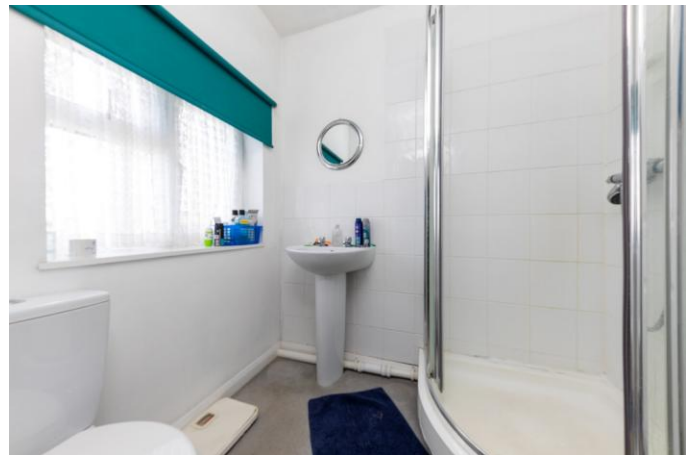
CONSERVATORY

11' 8" x 9' 4" (3.56m x 2.84m)

FIRST FLOOR

MASTER BEDROOM

12' 5" x 11' (3.78m x 3.35m)



**BEDROOM**

12' 6" x 9' 11" (3.81m x 3.02m)

**OFFICE SPACE**

**SHOWER ROOM**

**EXTERNALLY**

**FRONT GARDEN**

Enclosed by brick wall, mature herb plants

**REAR GARDEN**

Gated side access, enclosed by timber fence, patio.laid to lawn with a variety of herb plants and vegetable patches, and space for green house

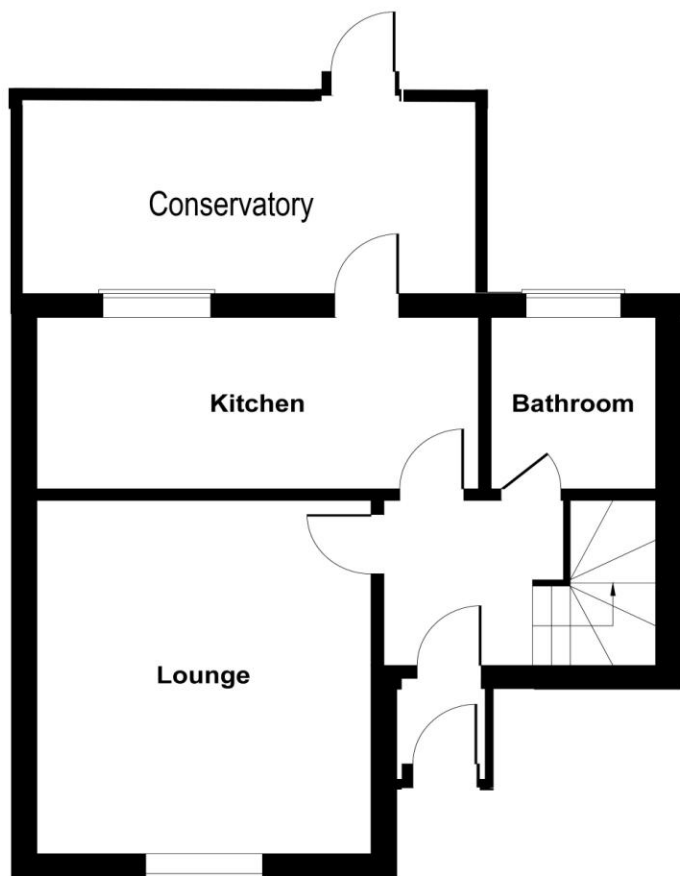
**DRIVEWAY**

Gated access providing off road parking for one car

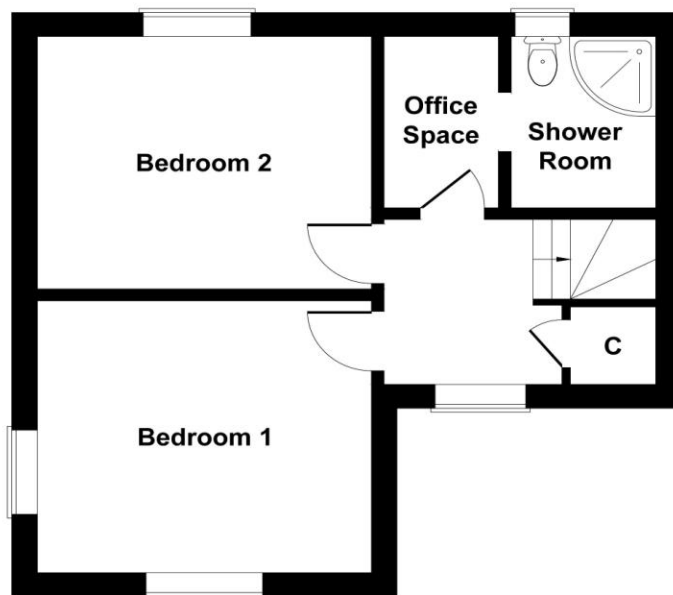


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		66	71
EU Directive 2002/91/EC			



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
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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