



**Friars Walk**

Sandy, SG19 1QU

**Asking Price Of**

**£290,000**

# Property Features

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- CHAIN FREE
- GARAGE EN BLOC
- Close to town centre & Train station
- Three bedrooms
- Popular family location
- Excellent links to A1
- Cul de sac location
- Excellent First time buy
- WC
- Viewing Highly recommended

## Full Description

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ENTRANCE HALL

WC

KITCHEN

16' 9" x 8' 8" (5.11m x 2.64m)

LOUNGE

15' 0" x 13' 7" (4.57m x 4.14m)

FIRST FLOOR

Access to loft

MASTER BEDROOM

14' 4" x 8' 5" (4.37m x 2.57m)

BEDROOM

15' 5" x 13' 6" (4.7m x 4.11m)

BEDROOM

11' 4" x 6' 1" (3.45m x 1.85m)

BATHROOM

EXTERNALLY

FRONT GARDEN

Shingled enclosed by timber fence

REAR GARDEN

enclosed by timber fence laid to lawn

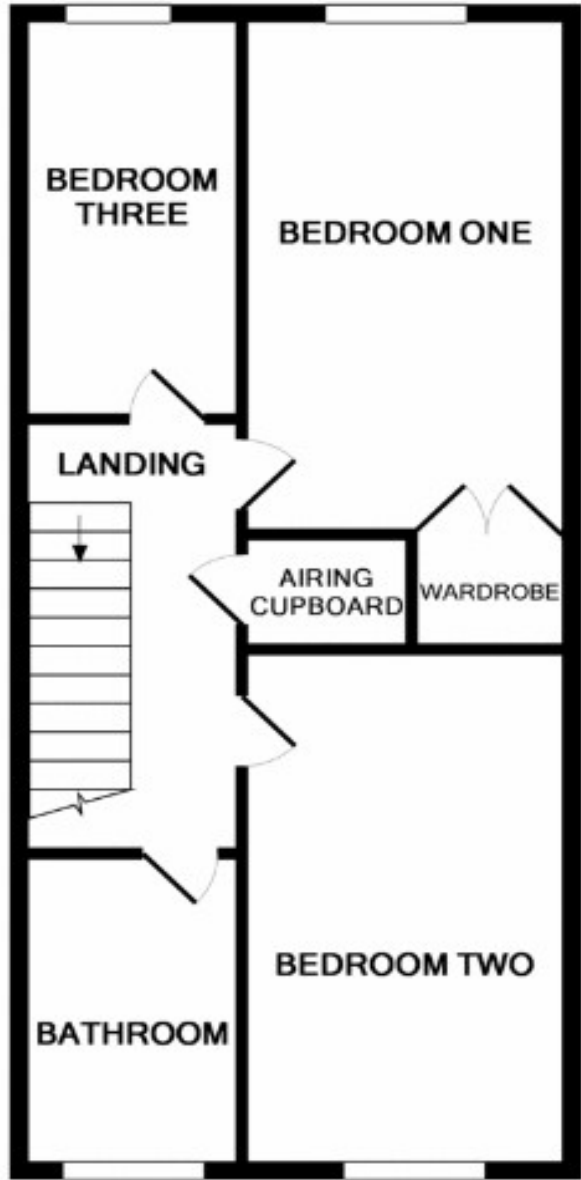
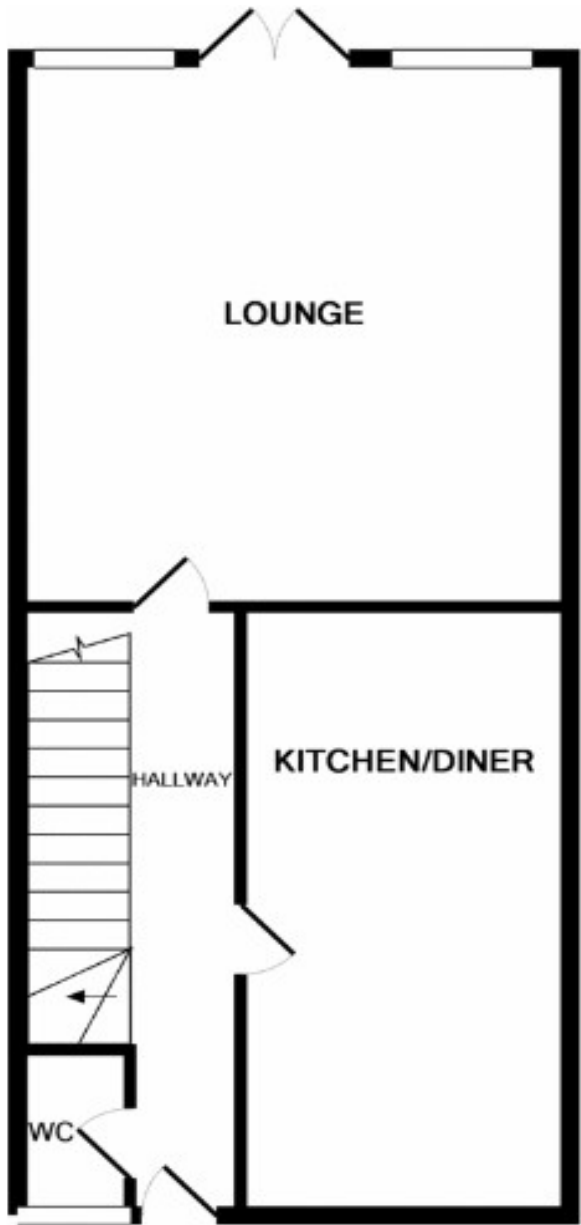
GARAGE

Positioned at front of property, with up and over door





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	77   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



11 High Street  
Sandy  
Bedfordshire  
SG19 1AG

www.lane-browns.co.uk  
sales@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 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