



The Avenue, Sandy

£585,000

- A substantial four bedroom detached
- A wrap around plot
- Dual aspect 13ft x 11ft Master bedroom
- Off road parking for four cars
- Nestled quietly in the corner
- Stunning 21ft x 20ft Kitchen/diner with built in AEG appliances and Corian worktops
- Peaceful and friendly community setting
- Viewing is highly advised

A substantial four bedroom detached family home located on one of Sandy's premier roads. Nestled quietly in the corner with a wrap around plot providing off road parking for up to four cars, with a sympathetic aspect of the local play field to the rear.

Originally a three bedroom, the current owners extended the property which now boasts a stunning 21ft x 20ft Kitchen/diner with built in AEG appliances and Corian worktops, as well as adding a dual aspect 13ft x 11ft Master bedroom with en-suite shower and fitted wardrobes. This is a rare opportunity to acquire a superb home in a peaceful and friendly community setting. Viewing is highly advised. via Lane & Browns, selling homes in Sandy and surrounding towns and villages for over 30 years

Sandy has excellent commuter connections by both train and motorway to London and Peterborough. Kings Cross is a 65min commute by train and a 35min drive to Cambridge. Locally it is close to the amenities of the market towns of Sandy and Biggleswade and the RSPB Nature Reserve is also found in Sandy.



Council Tax Band: E



Ground Floor

Hall

Kitchen/Diner

21'4" x 20'

Lounge

10'6" x 18'9"

WC/Utility

First Floor

Bedroom 1

11'3" x 13'3"

En-suite Shower Room

Bedroom 2

10'5" x 11'9"

Bedroom 3

10'4" x 9'8"

Bedroom 4

7'10" x 11'5"

Bathroom

Externally

Garage & Driveway

Up and over door with power and eves storage. Externally to the front is a mono block driveway offering parking for four cars

Rear Garden

Wrap around enclosed by timber fence with gated side access and patio area mainly laid to lawn

Agent Disclaimer

- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

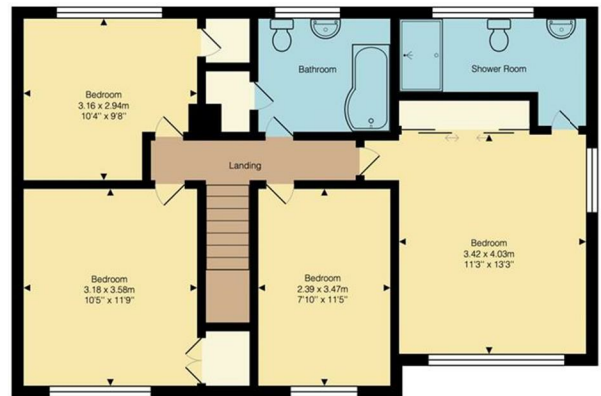
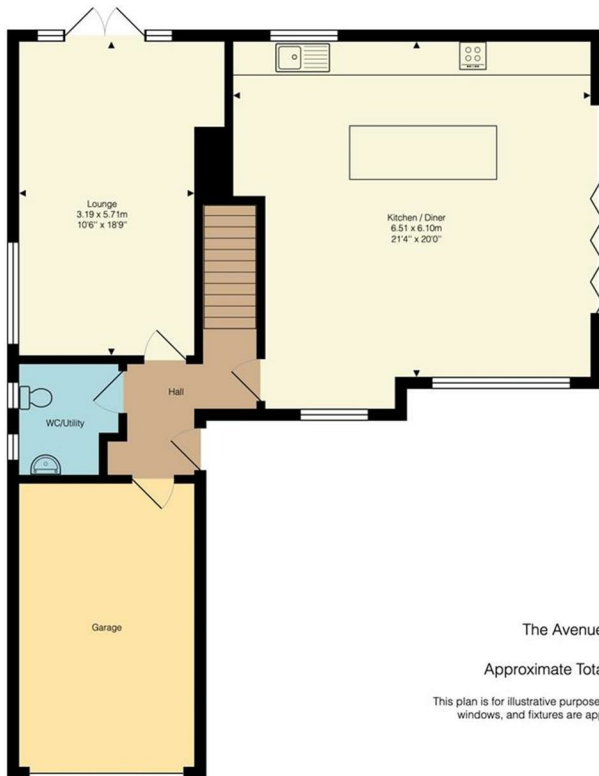
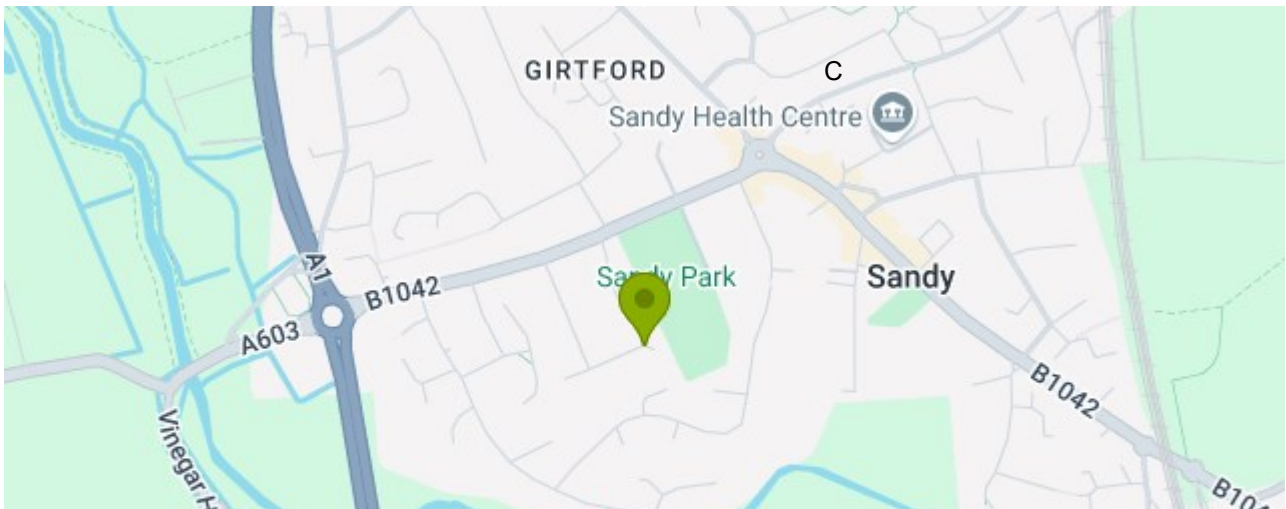
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





The Avenue, Sandy, SG19 1ER

Approximate Total Area: 154.8 m² ... 1666 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	