



## 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.

Sandy has excellent commuter connections by both train and motorway to London and Peterborough. Kings Cross is a 50 min commute by train and a 30 min 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

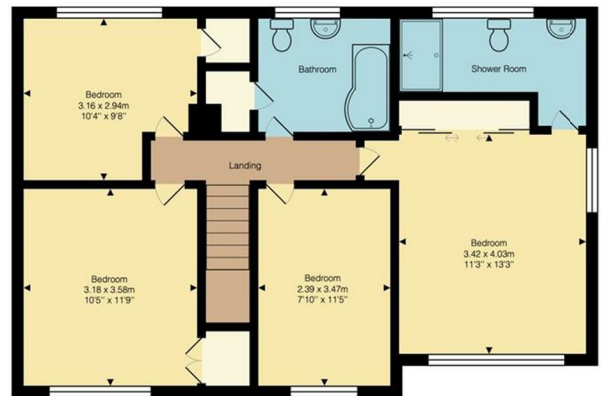
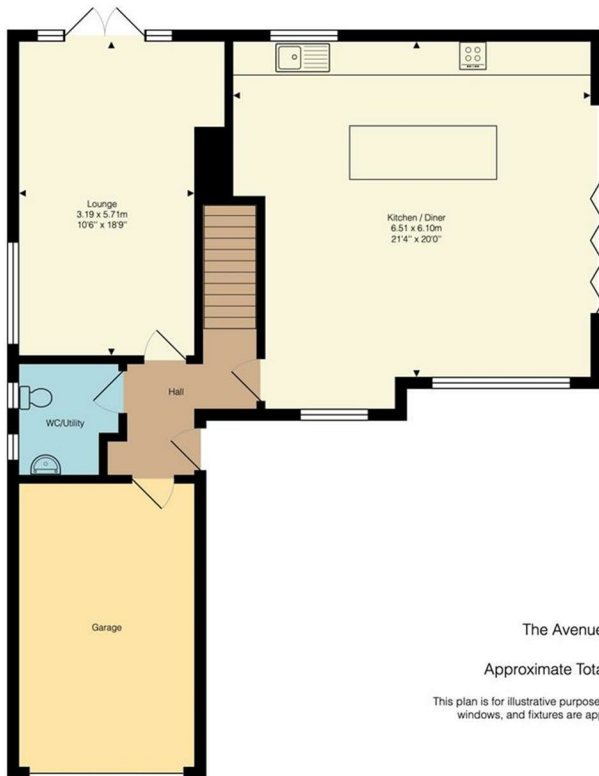
Up and over door with power and eaves storage. Externally to the front is a mono block driveway offering parking for four cars

Rear Garden

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







The Avenue, Sandy, SG19 1ER

Approximate Total Area: 154.8 m<sup>2</sup> ... 1666 ft<sup>2</sup>

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			