



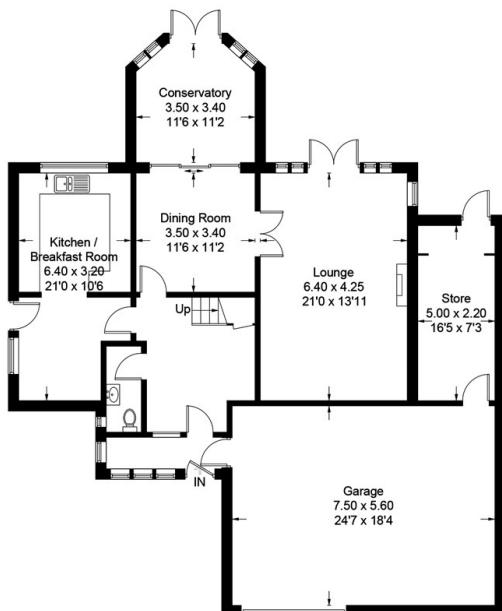
## 22 Mill Lane, Sandy, SG19 1NH

Offers Over £600,000

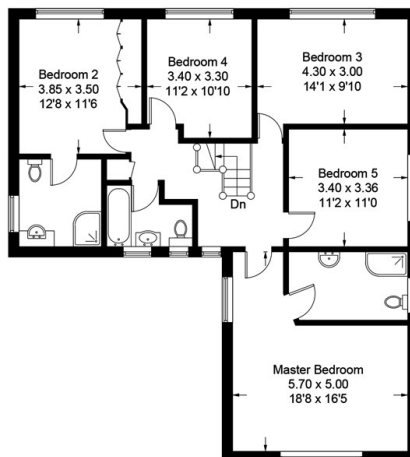
- Five bedrooms
- Kitchen/Breakfast room
- Cloakroom
- Ample off road parking
- Two reception rooms
- Two En-suites
- Double garage with possibility of an annex conversion.
- Conservatory
- Family bathroom
- Large rear garden

## Mill Lane Sandy, SG19 1NH

Approximate Gross Internal Area = 249.6 sq m / 2687 sq ft  
(Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID645886)  
Housepix Ltd



## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## Council Tax Band

G

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		67	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	