



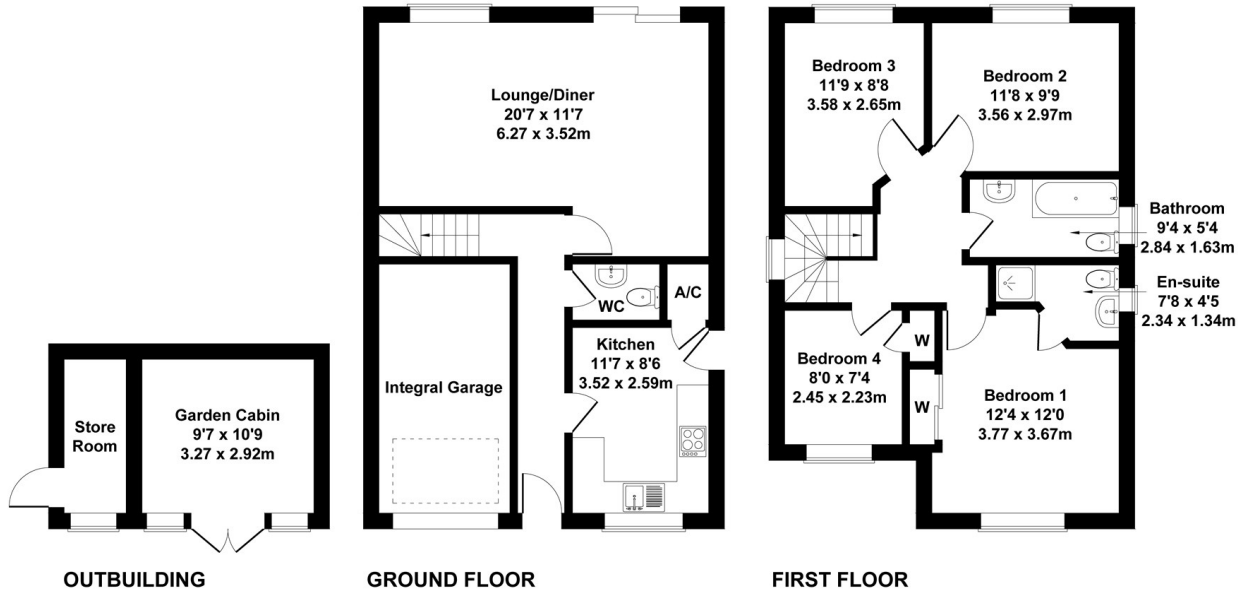
17 Pickering Close, Sandy, SG19 1TS

Guide Price £400,000

- CHAIN FREE
- Ample off road parking
- Cul de sac location
- well presented family home
- Four bedrooms
- Ensuite
- Bamboo flooring
- Garage and driveway
- Well presented/Viewing highly advised
- Quiet location

Pickering Close

Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Directions

Viewings

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

Council Tax Band

E

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	