



## Malaunay Place Sandy SG19 1UP

£500,000

- Rare to market
- Detached
- Off-road parking
- One of just twelve properties
- En suite
- Four bedrooms
- Garage
- Quite cul de sac location
- A short distance from town centre and mainline train station,
- Viewing is highly advised

One of just twelve properties in this small development built in 1998. An excellent opportunity to purchase this very well-presented four bedroom detached modern family home, ideally situated in a highly sought after quiet cul-de-sac location within a short walk of the town centre and mainline train station. The property offers generous accommodation, off-road parking, and enclosed rear garden. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.



Council Tax Band: E



## Ground Floor

### Lounge

10'5" x 17'

### Dining Room

8'6" x 11'9"

### Kitchen

17'3" x 13'9"

### Utility space

### WC

### Hallway

## First Floor

### Master bedroom

9'9" x 14'7"

### Ensuite Shower Room

### Bedroom 2

9'9" x 9'3"

### Bedroom 3

8'3" x 13'4"

### Bedroom 4

6'11" x 8'3"

### Bathroom

### Externally

### Driveway

Providing off road for up to two cars

### Rear Garden

Pleasant enclosed plot with gated side access

## Garage

Up and over door with power and light

## Agent Disclaimers

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.

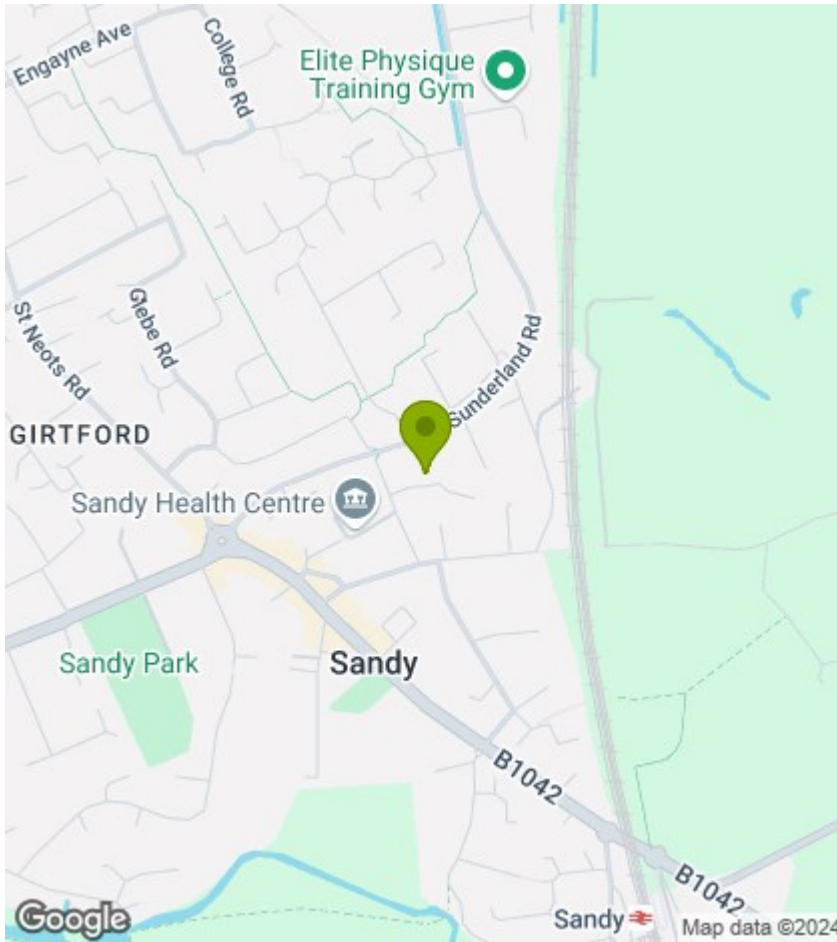
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(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.





## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(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	



Malaunay Place, Sandy, SG19 1UP

Approximate Total Area: 123.1 m<sup>2</sup> ... 1325 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.