



Girtford Crescent, Sandy

£349,995

- CHAIN FREE
- Ample parking
- Cul de sac location
- Large masters bedroom with potential for ensuite
- Extended family home
- Garage
- Semi detached
- Viewing advised

****CHAIN FREE **** This extended three bedroom family home situated within a few miles of the train station, in a sought after cul de sac location, The ground floor comprises of a hallway, lounge separate dining room with patio doors overlooking the rear garden. Upstairs presents an open landing area, a generously sized master bedroom and potential to add an en-suite. There is a further well-presented double bedroom, a good size single room and a family bathroom. The enclosed private rear garden with access to the garage and ample parking to the front. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: C



Entrance Hall

Lounge

13'7 x 13'1

Dining Area

19'2 max x 20'6 max

Kitchen

11'2 x 9'3

Landing

Master Bedroom

21'8 x 19'4 max

Bedroom Two

12'2 x 10'6

Bedroom Three

8'9 x 8'2

Wc

Bathroom

Externally

Rear Garden

Enclosed with gated side access and side door to Garage

Garage

Up and over door with side door leading to garden

Driveway

Off road parking for up to four cars

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.

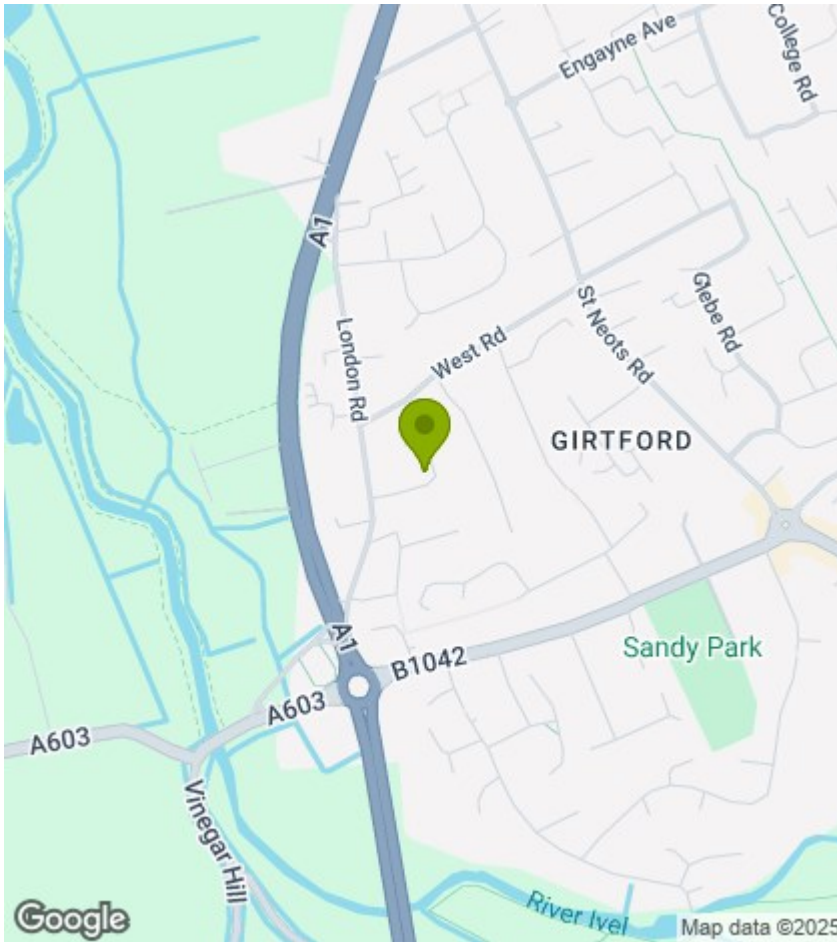
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(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

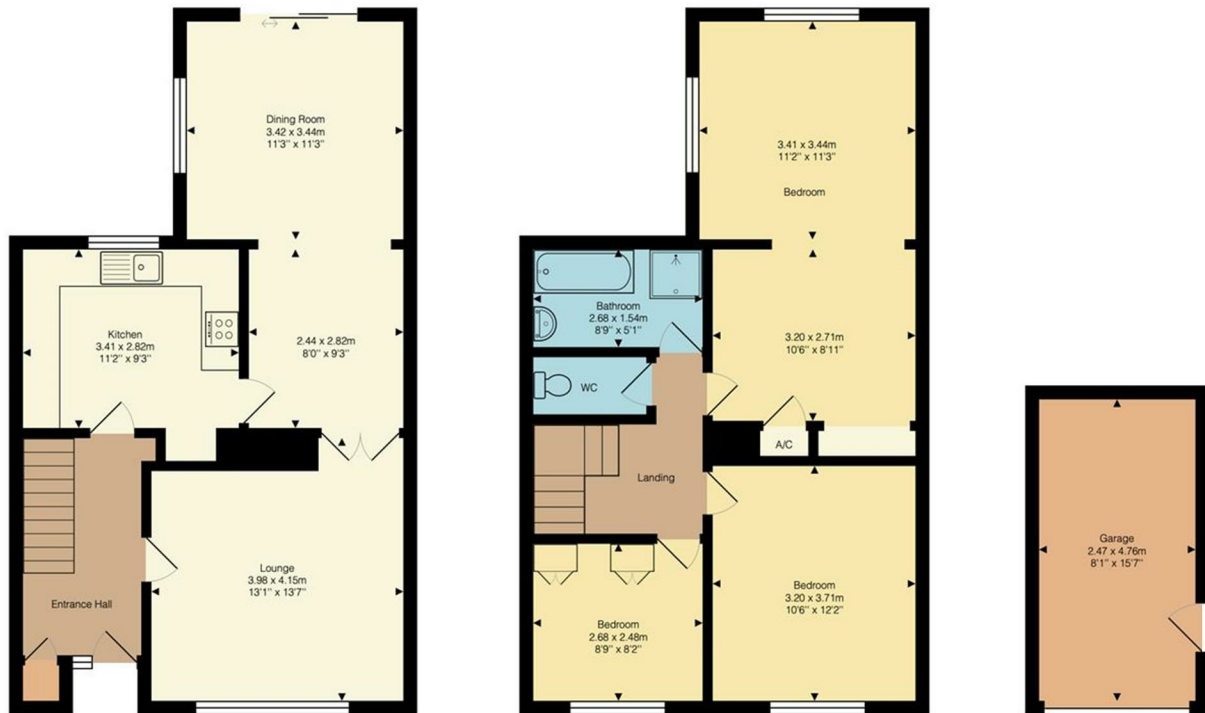
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	



Girtford Crescent, Sandy, SG19 1HR

Approximate Total Area: 121.2 m² ... 1305 ft²

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