



## Cedar Gardens, Sandy

£625,000

- Chain Free
- Off-road parking with double garage
- Sauna
- Rare to market
- Viewing highly advised
- Cul de sac location
- Space for home gym or home office
- Spacious accommodation
- Double Garage

NO CHAIN! We are delighted to offer this rarely available, five bedroom detached property located on one of Sandy's most desirable cul-de-sacs This well presented 5 bedroom executive detached family home is situated within a small cul-de-sac just off Bedford Road in Sandy. Just 0.7 miles from the train station and 0.4 miles from Sandy's town centre Accommodation comprises entrance hall, downstairs cloakroom, large living room, conservatory, dining room, fitted kitchen, utility room, master bedroom with en suite, four further good sized bedrooms, family bathroom. Externally the property offers off road parking, double garage, landscaped garden and a unique log cabin with it's very own home Sauna and additional space for a home gym or quiet office area. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.

 5  3  2  D

Council Tax Band: F



## Ground Floor

Entrance Hall

WC

Lounge  
11'9" x 21'1"

Conservatory

Dining Room  
10'7" x 14'2"

Kitchen  
9'1" x 14'2"

Utility Room  
6' x 6'6"

Garage

First Floor

Landing

Bedroom  
11' x 7'9"

Bedroom  
10'11" x 12'11"

Bedroom  
7'9" x 11'3"

Bedroom  
12'10" x 10'1"

En-suite Shower Room

Bathroom

Bedroom  
16'3" x 8'10"

Eaves Storage

Externally

Garden Room  
12'10" x 7'10"

Sauna  
8'4" x 5'1"

Rear Garden  
Enclosed by timber fence with gated side access

Double garage  
Power & Light

## Driveway

Off road parking to front

## 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.

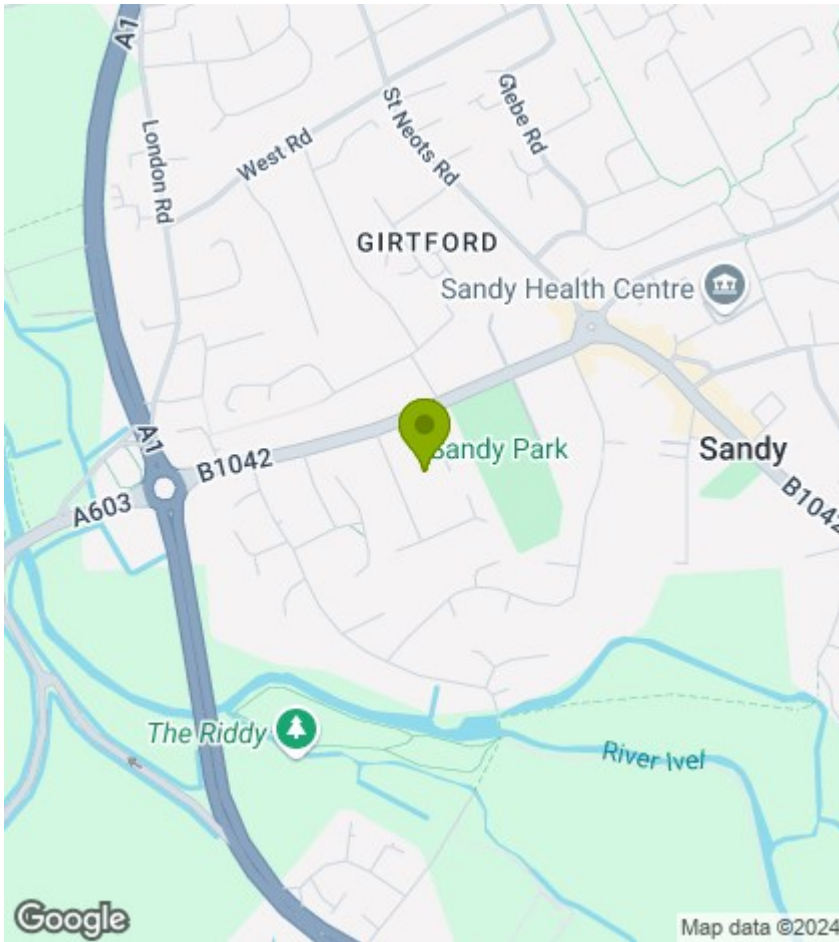
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(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 Surveyors, etc. We have no obligation to provide a 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) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>		66	
(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	

