

Sandon Close, Sandy - SG19 1QT

Guide Price £280,000

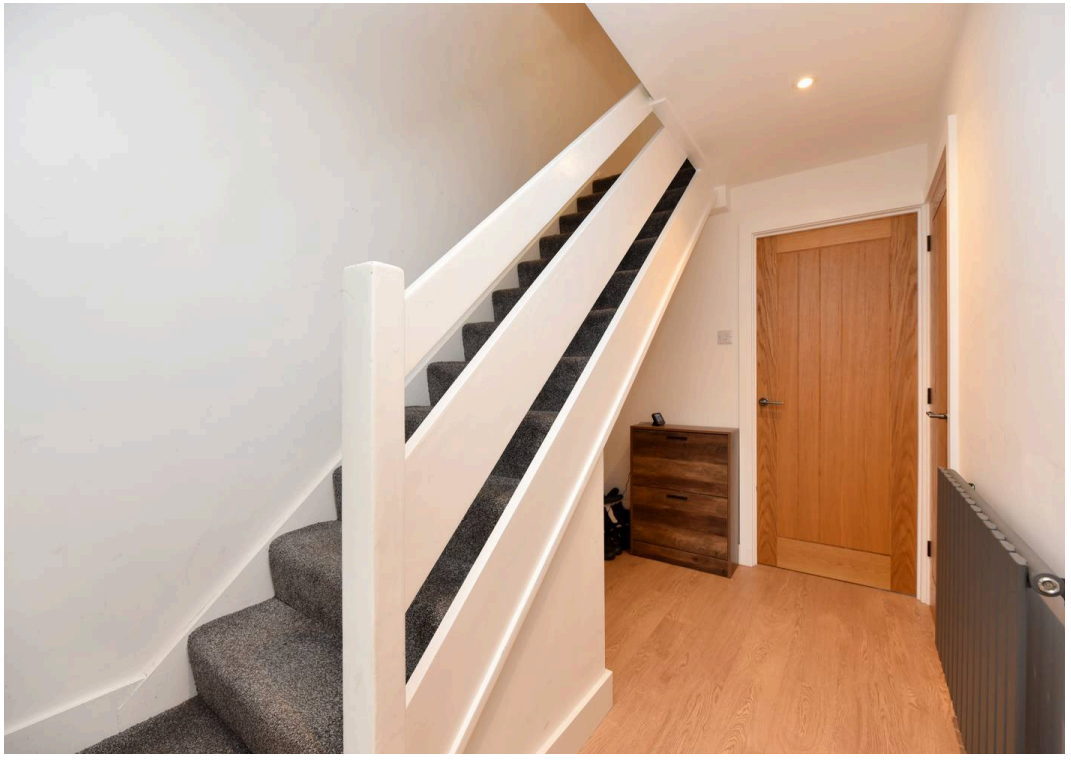
HARVEY ROBINSON

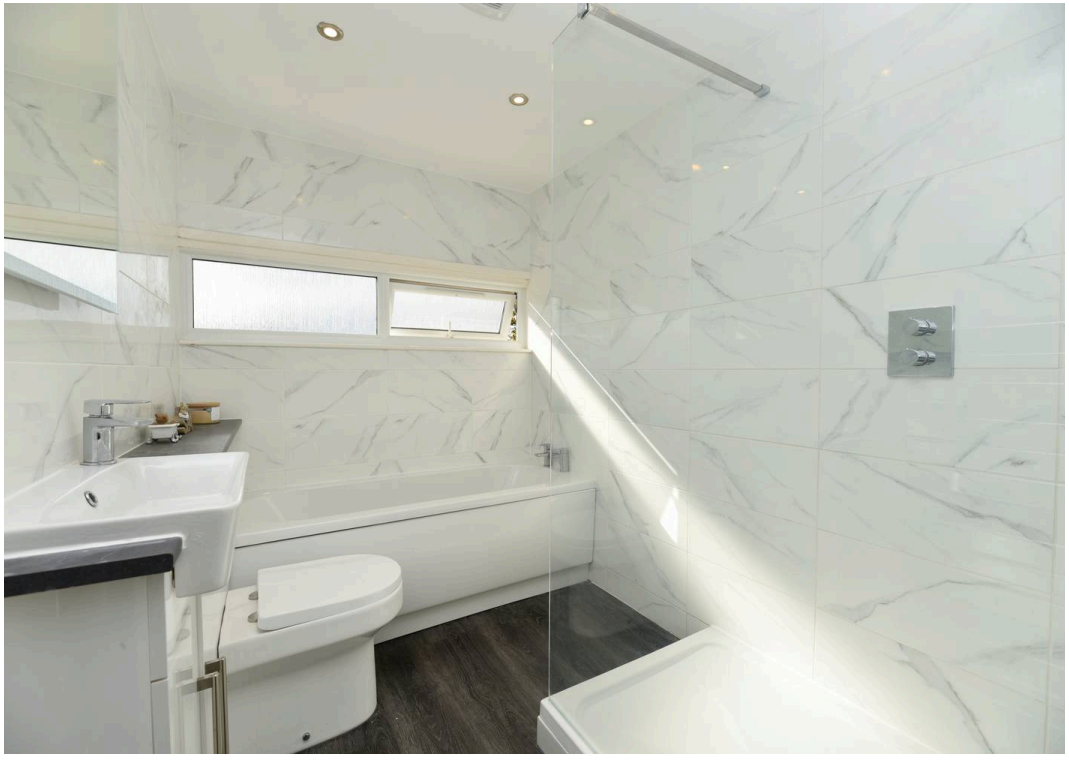
- TERRACED FAMILY HOME
- THREE BEDROOMS
- SIGNIFICANTLY UPGRADED BY THE OWNER
- OPEN PLAN STYLE KITCHEN/DINING/LIVING ROOM
- INTEGRATED APPLIANCES
- MODERN RE-FITTED FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE & SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES + SCHOOLING
- 1 MILE FROM SANDY TRAIN STATION















We are delighted to offer for sale this well-presented three-bedroom terraced family home, which has been significantly upgraded by the current owner. Situated in a private cul-de-sac, the property is conveniently located close to a range of local amenities, schools and transport links.

Upon entering, you are welcomed by a spacious entrance hallway with access to a useful downstairs cloakroom. The modern kitchen/dining room has been refitted to a high standard and opens seamlessly into the generous lounge, creating a versatile and sociable space ideal for both everyday family life and entertaining. The lounge also benefits from direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, complemented by a stylish four-piece family bathroom, thoughtfully designed to provide both comfort and functionality.

To the rear is a low-maintenance garden, which also benefits from gated rear access. Further benefits include an allocated parking space and a single garage situated to the front of the property.

Set within a private cul-de-sac, the home is ideally positioned for access to a variety of local amenities, including shops, schools and transport links. Offering an appealing combination of modern living, practicality and comfortable family accommodation, this impressive home is an ideal choice for families and first-time buyers alike.



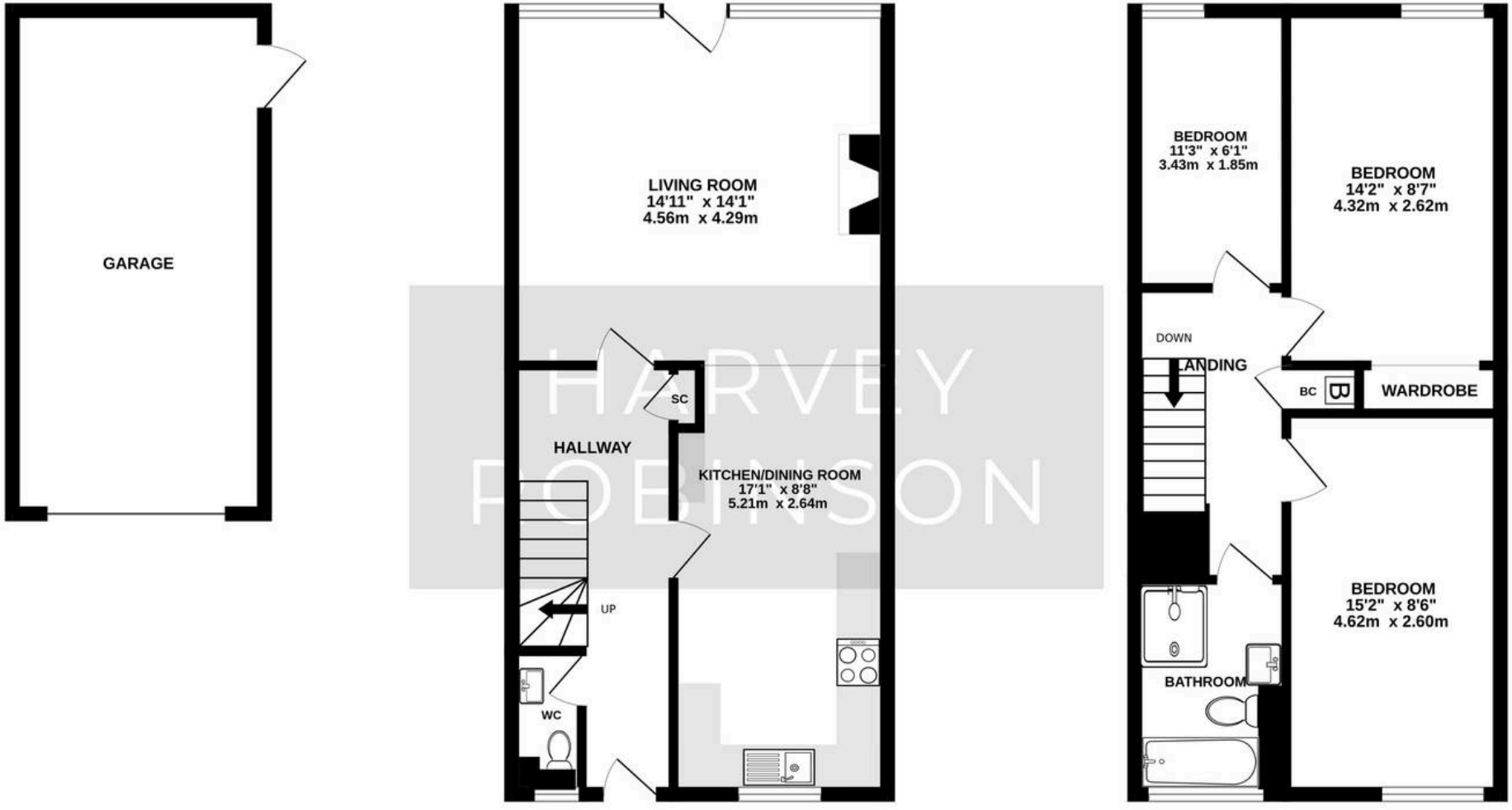




GARAGE
201 sq.ft. (18.6 sq.m.) approx.

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

FIRST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Age: 1976 - 1982
Council Tax Band: B
Rear Garden Aspect: North-East
Boiler Installed: 2023
Boiler Serviced: Sept 2026
Loft: Not boarded, light fitted
Water Meter: Yes
Primary School Catchment: Laburnum Primary, Robert Peel, Maple Tree
Secondary School Catchment: Sandy Secondary
What3Words Location: ///reminds.vibrating.snuck
Postcode for SatNav: SG19 1QT
EPC Rating: C

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains

TRAVEL

Distance to A1: 0.8 miles
Sandy Railway Station: 0.7 miles (walking distance)
Cambridge: 21.5 miles
Bedford: 8.8 miles
London: 49 miles