



Biggleswade Road, Sandy, SG19 2LU
£340,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****STRIKING AND CONTEMPORARY SEMI DETACHED FAMILY HOME ON THE EDGE OF THE EVER POPULAR 'TALL TREES' DEVELOPMENT*****

Situated on the very edge of the development and within easy reach of the bustling market square, this stylishly designed **THREE DOUBLE BEDROOM** family home is presented in excellent condition both inside and out. With a versatile open plan living area and kitchen/dining space both with French doors giving direct access out to the garden, a host of integrated kitchen appliances, a large entrance hall and a ground floor WC, the accommodation is deceptive and with the three bedrooms, en suite shower room, separate family bathroom, a light and airy landing and a really useful walk in linen cupboard, the surprises carry on upstairs as well!!

Outside, the rear garden is fully enclosed and secluded with a good size timber shed and gated access to both the front and rear. The rear access leads to a double width brick built carport, which is a **HUGE** benefit and provides sheltered off road parking for two cars (side by side).

Viewing is essential to fully appreciate everything this lovely home has on offer!!

Entrance Via

Entrance Hall

9'10 x 8'10 (3.00m x 2.69m)

Cloakroom

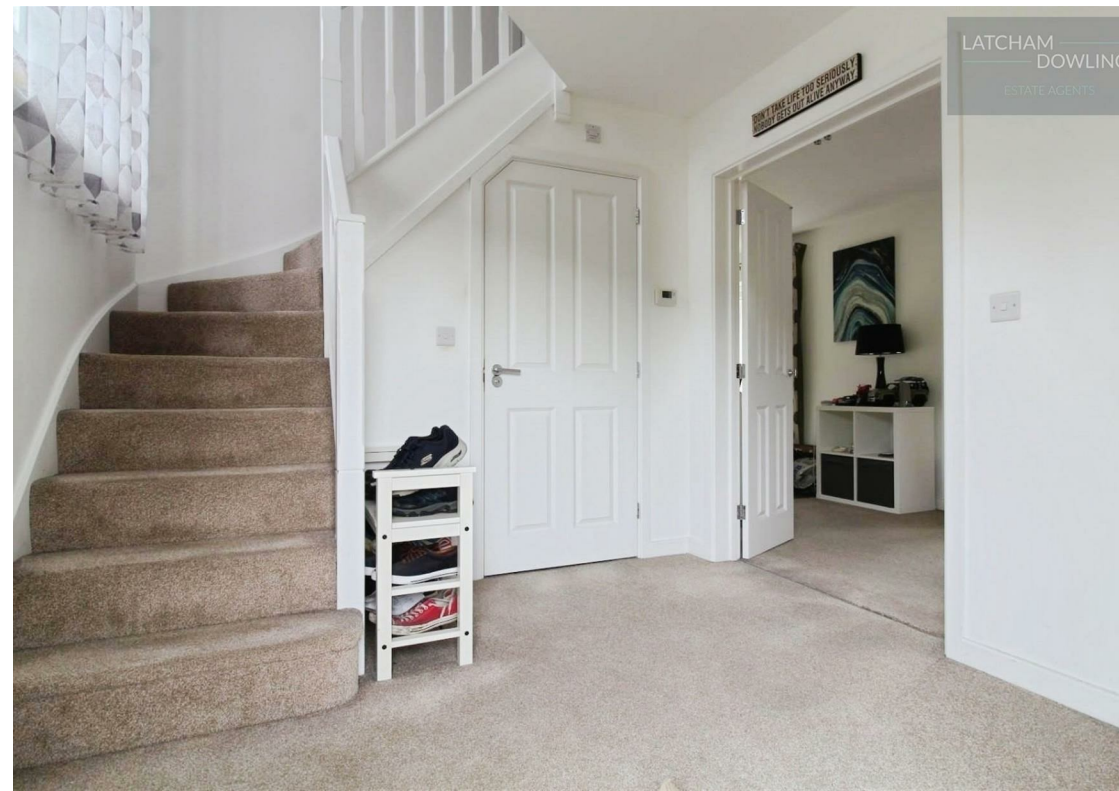
5'7 x 2'10 (1.70m x 0.86m)

Living Area

16'10 x 17'0 max 8'11 min (5.13m x 5.18m max 2.72m min)

Kitchen/ Dining Area

16'10 x 8'8 (5.13m x 2.64m)





First Floor Landing

Bedroom One

10'5 x 9'10 max (3.18m x 3.00m max)

En Suite Shower Room

7'11 x 6'1 max 3'10 min (2.41m x 1.85m max 1.17m min)

Bedroom Two

9'8 x 8'10 (2.95m x 2.69m)

Bedroom Three

9'11 x 6'10 (3.02m x 2.08m)

Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Rear Garden

Double Carport

18' x 17' (5.49m x 5.18m)

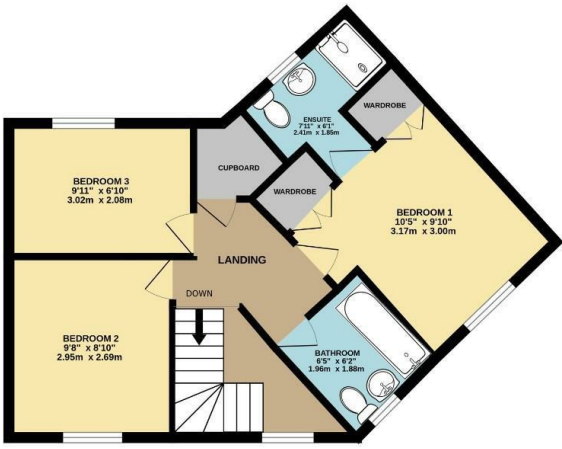
Front Garden

Agents Note

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

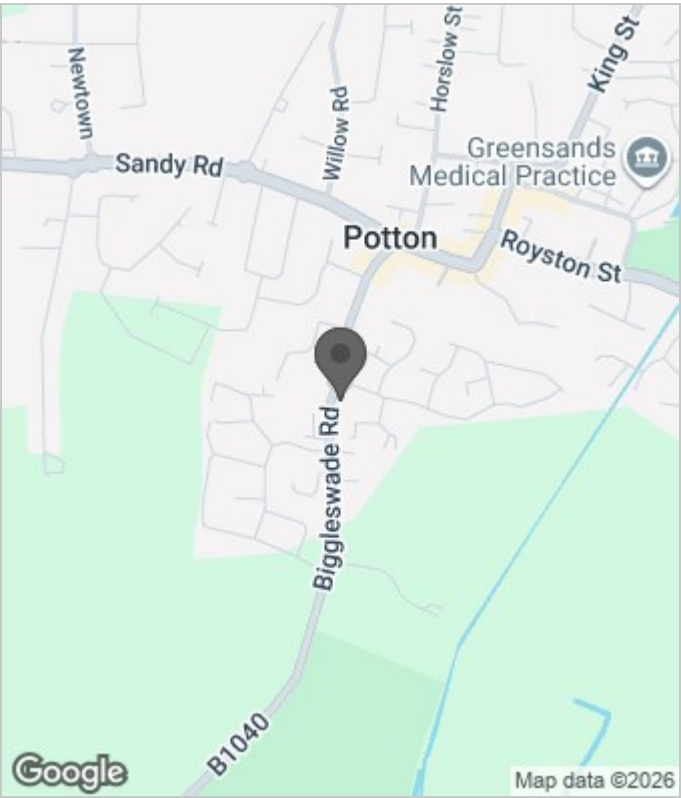


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	

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