

# TALISMAN

PROPERTY AGENTS



London Road, Sandy, SG19 1DN

Asking Price: £365,000



Bedroom x3

Reception x1

Bathroom x1



## Key Features

- Chain free
- Situated within a prime location
- Modernised bungalow property
- Three double bedrooms with built in storage space
- Re-fitted, open plan kitchen/diner with high gloss units
- Stunning living room space with wall mounted electric fireplace & decorative glass wall divider
- Fully re-wired throughout, including the garage
- Newly installed 'Worcester' gas fired boiler
- Private & fully enclosed front & rear gardens
- Single garage with power & light and electric car charger
- Driveway providing off-road parking



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## Description

Situated in a prime location within the popular market town of Sandy is this impressive bungalow property, which has been mostly modernised throughout by the current owner. The property has undergone a full rewire, including within the garage space and has had a new boiler installation. Be in awe of contemporary spaces, from the open-plan and re-fitted kitchen/diner, which has been smartly reconfigured, with stunning white high-gloss units, pristine tiled flooring, sliding patio doors which take you to the rear garden and a wealth of space for both cooking and dining, to the incredibly stylish living room which flourishes in natural light from large dual aspect windows and flaunts dapper interior with its wall mounted electric fireplace, decorative glass wall divider and karndean flooring. The current owner has elegantly finished this space with personalised light fittings, concluding a rich ambience. The rest of the property comprises three refurbished double bedrooms with built in wardrobes, shower room and cloakroom. Be spoilt by generous external accommodations, with front and rear gardens, both private and fully enclosed, garage space with power & light, electric roller door, electric car charger and driveway for off-road parking. Grasp the lucky opportunity to acquire a stunning bungalow property within this fantastic Bedfordshire town.



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# Rooms & Dimensions

## Front Entrance

## Hallway

Loft hatch and storage cupboard, doors off to:

## Living Room

3.62m x 4.8m (11' 11" x 15' 9") Dual aspect UPVC double glazed windows to front and side elevations, electric fireplace, decorative glass wall divider, radiator and karndean flooring.

## Kitchen/Diner

5.04m x 4.9m (nt) 3.62m (16' 6" x 16' 1") UPVC double glazed window to side aspect, white high-gloss base and eye level units with complimentary worktop over and comprising one and a half bowl black composite sink with mixer tap, range cooker, 'Samsung' stainless steel extractor over, dishwasher, space and plumbing for washing machine, space for American style fridge/freezer and dining table, recessed ceiling lights, radiator, metal framed double-glazed patio doors leading to rear garden, door leading to rear garden and tiled flooring.

## Cloakroom

Two-piece suite comprising WC and hand wash basin, housing 'Worcester' gas fired boiler.

## Bedroom One

2.84m x 3.55m (9' 4" x 11' 8") Dual aspect UPVC double glazed windows to rear and side elevations, fitted wardrobe, radiator and karndean flooring.

## Bedroom Two

2.28m x 4.76m (7' 6" x 15' 7") UPVC double glazed window to rear aspect, large fitted sliding door wardrobe, radiator and karndean flooring.

## Bedroom Three

2.51m x 3.32m (8' 3" x 10' 11") UPVC double glazed window to front aspect, fitted wardrobe and storage cupboard, radiator and karndean flooring.

## Shower Room

Obscured UPVC double glazed window to side aspect. Three-piece suite comprising shower, hand wash basin, WC and radiator.

## (Externally)

## Front Garden

Fully enclosed, private front garden laid to lawn with entry upon metal gate. Gated access on both sides leading to the rear garden. Outdoor tap and up-down lights.

## Rear Garden

Private rear garden, fully enclosed by timber fencing, brick wall and conifers, laid to lawn and patio slabbed paving. Comprising timber framed shed and summer house, outdoor power-point with multiple sockets, Obscured UPVC double glazed door leading into the single garage, gated access on both sides leading to the front garden and gated access leading to the driveway. (The current owner uses the rear as the main form of entrance into the property, which is accessed via St Neots Road).

## Garage

2.84m x 6.31m (9' 4" x 20' 8") Single brick-built garage with power & light, electric roller door, window to the back and obscured UPVC double-glazed door to the side, electric car charger, double and single socket power-points, gas meter and space to house one car.

## Driveway

Driveway in front of single garage, providing off-road parking for one car.







## Agent's Notes

- EPC Rating: D (65)
- Council Tax Band: D (Central Bedfordshire Council)
- The property has been fully re-wired including the single garage
- Newly installed 'Worcester' gas-fired boiler (Housed in the cloakroom)
- The current owner uses the rear as the main form of entrance into the property, which is accessed via St Neots Road







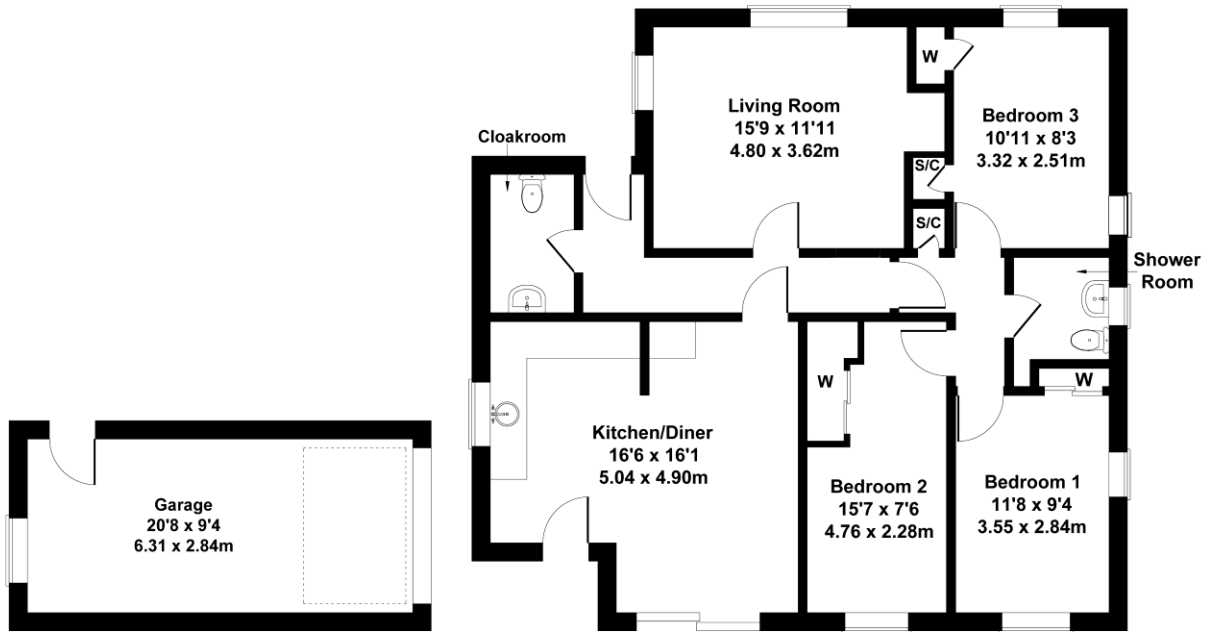






# London Road, Sandy, SG19 1DN

Approximate Gross Internal Area  
1141 sq ft - 106 sq m



## GARAGE

Not to Scale. Produced by The Plan Portal 2024  
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## Location

Sandy is a staple market town within central Bedfordshire, rich with life and variety. Local businesses thrive and there is a wealth of shops and amenities for the town's residents, including the Co-op supermarket in the town centre and Tesco superstore on New Road, as well as an extensive range of other shops in and around the town for daily essentials. There is also an off-license, multiple post offices, local bakery, pharmacy, library, plenty of restaurants, café's, takeaways, public houses, barbers, hairdressers and more. The town is also home to the church of St. Swithun's, which can be found on the high street. There are plenty of parks, and there is also a choice of primary and secondary schools as well as nurseries. Sandy is a popular settlement amongst commuters, the town has its very own train station, which provides regular journeys to London St Pancras in approximately forty-five minutes, with the A1(M) being within easy reach as well and fuel stations such as Texaco and Esso are just a short drive away. The town is proud to a strong and friendly community who proudly host local clubs and societies which are available to join. The 'Roundabout Club', for example, is a historic members club, which hosts a variety of evening social events, with tables also available for enjoying a game of pool or snooker with friends and other members.

Nature lovers are free to explore a generosity of walking trails surrounding the iconic 'Sand Hills', accessible via Cambridge Road, or along the river Ivel, whilst admiring uniquely beautiful landscapes and blissful countryside. Furthermore, the RSPB nature reserve is only a short distance away, on route to the neighbouring town of Potton, where you can experience much of the same at an unprecedented level. From Sandy, journey by car can take you to the main county town of Bedford in approximately twenty minutes, and the city of Cambridge in approximately thirty-five minutes.

To arrange a viewing, please contact Talisman Property Agents

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