



# 3, Owlswood

Sandy,  
Bedfordshire, SG19 2SL  
Freehold £375,000

country  
properties



A fantastic opportunity to purchase this well presented 4 bedroom semi-detached town house situated on the outskirts of Sandy. The property comprises; entrance hallway, downstairs WC, kitchen/diner, lounge with double doors onto the rear garden. To the first floor is the family bathroom and three bedrooms with the smallest currently being used as an office space and to the second floor is the master bedroom with built in wardrobes and an en-suite. Externally, the property benefits from a fully enclosed rear garden, single garage and a driveway providing off road parking for up to 2 vehicles.

- 4 Bedroom town house
- En-suite to master
- Kitchen/diner
- Family bathroom & downstairs WC
- Single garage
- Driveway for 2 cars
- Council Tax Band D
- EPC Rating C

## Ground Floor

### Entrance Hallway

Stairs to the first floor, radiator, large storage space under the stairs, double socket, heating controls, smoke detector, access to: kitchen/diner, lounge and downstairs WC.

### Downstairs WC

Obscure uPVC double glazed window to the side aspect, consumer unit, partially tiled, wash hand basin with pedestal, radiator, low level flush WC.

### Kitchen/Dining Room

16' 0" into bay x 9' 3" (4.88m x 2.82m)  
Large bay uPVC double glazed window to the front aspect, radiator, cupboard housing the combination boiler, matching wall and base units with a roll edge work top, stainless steel sink 1/2 with drainer, tiled splash back, 5 ring gas hob with oven below and cooker hood above, heating controls, tiled splash back, plumbing and space for a washing machine, dishwasher and plumbing to the other side for a large free standing fridge/freezer.

### Lounge

16' 2" x 11' 6" (4.93m x 3.51m)  
uPVC double glazed window and double doors leading to the back garden, two radiators, plenty of double sockets, TV point.

## First Floor

### Landing

Access to bedroom two, three and four and the family bathroom, airing cupboard with shelving holding the mega flow system, large built in cupboard with hanging rail.



## Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

uPVC double glazed window to the rear aspect, double wardrobe with hanging rail, radiator, plenty of double sockets.

## Bedroom Three

10' 6" x 9' 3" (3.20m x 2.82m)

uPVC double glazed window to the front aspect, radiator, plenty of double sockets, built in double wardrobe with hanging rails.

## Bedroom Four

7' 8" x 6' 7" (2.34m x 2.01m)

uPVC double glazed window to the rear aspect, radiator.

## Family Bathroom

Partially tiled, obscure uPVC double glazed window to the front aspect, low level flush WC, wash hand basin with pedestal, radiator, extractor fan, p-shaped bath with mains shower above.

## Second Floor

### Landing

Smoke detector, radiator, access into the master bedroom.

## Master Bedroom

15' 6" max x 12' 9" max (4.72m x 3.89m)

uPVC double glazed window to the front aspect, storage into the eaves, access to the en-suite, two sets of built in wardrobes with hanging rail, radiator, plenty of double sockets, loft access.

### En-suite

Obscure uPVC double glazed window to the rear aspect, partially tiled, low level flush WC, heated towel rail, wash hand basin with vanity unit, bath with mains shower above.

## External

### Rear Garden

Mainly laid to lawn with shrubs and trees surrounding, fully enclosed via fence and wall, patio doors leading from the lounge onto a small patio area, pathway to the bottom of the garden with a shed, access to the side of the garage via a pedestrian door, outside tap.

### Garage

16' 8" x 8' 4" (5.08m x 2.54m)

Up and over door, power sockets, light, apex roof.

### Front

Mainly laid to shingle, trees and rose bushes, driveway for two cars, access to the single garage.





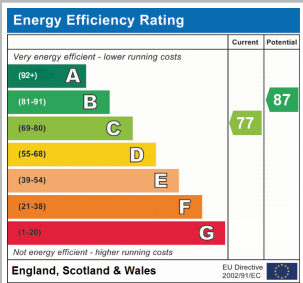




Approximate Gross Internal Area  
 Ground Floor = 39.8 sq m / 428 sq ft  
 First Floor = 39.1 sq m / 421 sq ft  
 Second Floor = 27.7 sq m / 298 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 119.8 sq m / 1,289 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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