



Crow Hill, Sandy, Bedfordshire. SG19 2RZ





4 Bedroom End of Terrace House

£375,000 Freehold

Offered to the market CHAIN FREE, this well presented four-bedroom family home boasts a gated driveway, single garage with power, south facing garden, en-suite shower room and built-in wardrobes to three of the bedrooms! Viewing is highly recommended!

- CHAIN FREE
- Four bedroom house
- Gated driveway
- Single garage with power
- En-suite to bedroom one
- Built-in wardrobes
- South facing garden
- EPC rating C. Council tax band D

Ground Floor:**Entrance Hallway:**

Front door leads into the entrance hallway. Doors to all rooms. Stairs rising to first floor landing. Laminate flooring. Radiator.

Downstairs Cloakroom:

A two piece suite comprising a low level WC and wash hand basin. Double glazed window to side aspect. Laminate flooring. Radiator.

Kitchen/Dining Room:

Abt. 9' 4" x 15' 2" (2.84m x 4.62m) maximum measurements. A modern fitted kitchen comprising a range of matching wall and base units with complimenting worktop and splash back. Integrated appliances to include dishwasher, washing machine, double electric oven and five ring base hob, microwave and composite sink and drainer with stainless steel mixer tap. Freestanding fridge/freezer to remain. Tiled flooring. Spotlights. Vertical radiator. Double glazed bay window overlooking the front aspect with space for a dining table.

Living Room:

Abt. 11' 5" x 15' 2" (3.48m x 4.62m) maximum measurements. A bright and airy living room with double glazed patio doors and window overlooking the rear garden. Laminate flooring. Two radiators. Double TV aerial points and telephone points.

First Floor:**Landing:**

Doors to all rooms. Large storage cupboard housing boiler. Further generous cupboard housing Megaflow water tank. Carpeted. Light to ceiling. Stairs rising to second floor landing.

Bedroom Two:

Abt. 11' 1" x 9' 3" (3.38m x 2.82m) A double bedroom with double glazed window overlooking the rear aspect. Double built-in wardrobe with rail and shelf above. Carpeted. Radiator.

Bedroom Three:

Abt. 9' 3" x 10' 5" (2.82m x 3.17m) A further double bedroom with double glazed window overlooking the front aspect. Double built-in wardrobe with rail and shelf above. Carpeted. Radiator.

Bedroom Four:

Abt. 7' 7" x 6' 6" (2.31m x 1.98m) A single bedroom with double glazed window overlooking the rear aspect. Carpeted. Radiator.

Family Bathroom:

A three piece bathroom suite comprising a low level WC, wash hand basin and 'P' shaped bath with shower over. Part tiled walls. Double glazed window to front aspect. Tiled effect flooring. Radiator.

Second Floor:**Bedroom One:**

Abt. 12' 7" x 15' 5" (3.84m x 4.70m) maximum measurements. This impressive bedroom hosts the entire second floor, offering two built-in wardrobes with rail and shelf above. Double glazed window to front aspect. Laminate flooring. Radiator. Access to eaves. Door into:

En-Suite:

A modern three piece suite comprising a low level WC, wash hand basin and single shower cubicle. Part tiled walls and tile effect flooring. Double glazed window to rear aspect. Radiator.

Outside:**Garden:**

Outside this lovely home boasts a low maintenance, south facing rear garden offering a large decked seating area and the remainder laid to lawn. There are two double power sockets, ample outside lighting and tap.

Garage and Driveway:

Double gates lead to the shingle driveway providing off road parking for approximately two cars. The single garage has power and is currently providing useful storage. This space could be converted to a home gym, office or games room, 'subject to planning'.

Additional Information:**The Local Area:**

This lovely property is located within walking distance to the town and mainline train station. If you are fond of nature and walks, you will love 'Sand Hills' and the popular RSPB nature reserve.

Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough and London Kings Cross, St Pancras. The town centre offers a variety of shops, cafes, hairdressers and restaurants. Within the town there is also a church, a range of schools, a leisure centre, dentists and doctors.

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

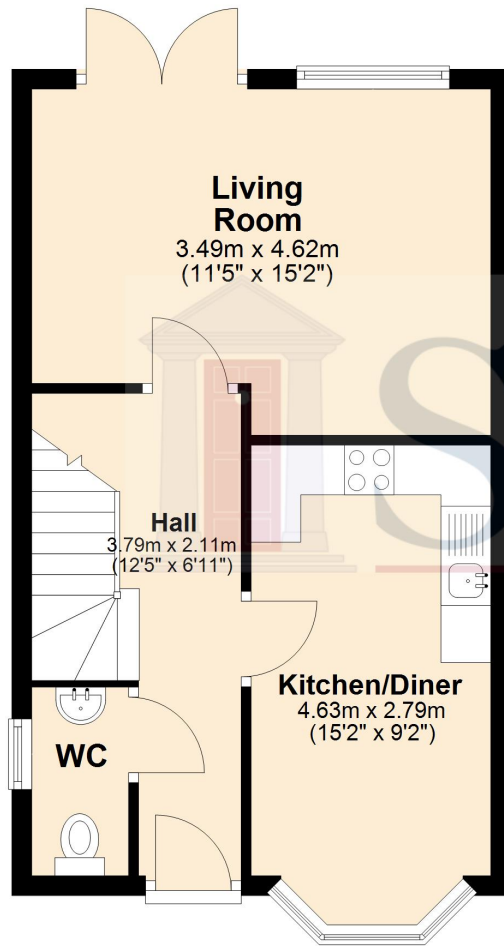




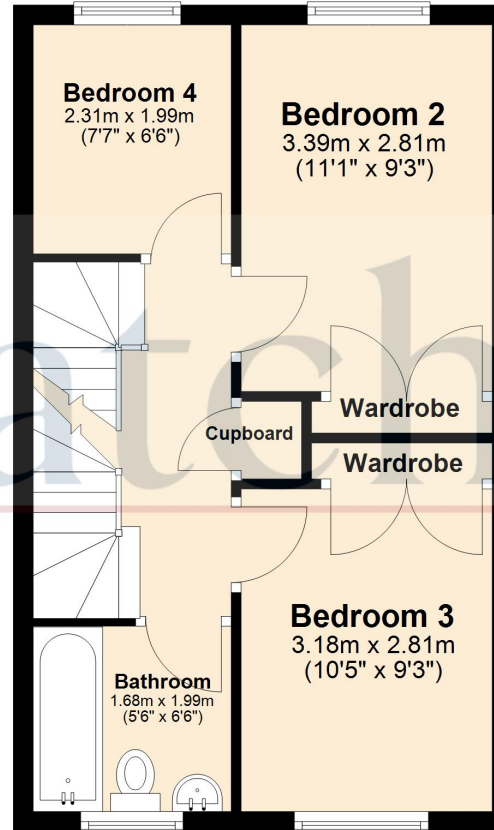
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



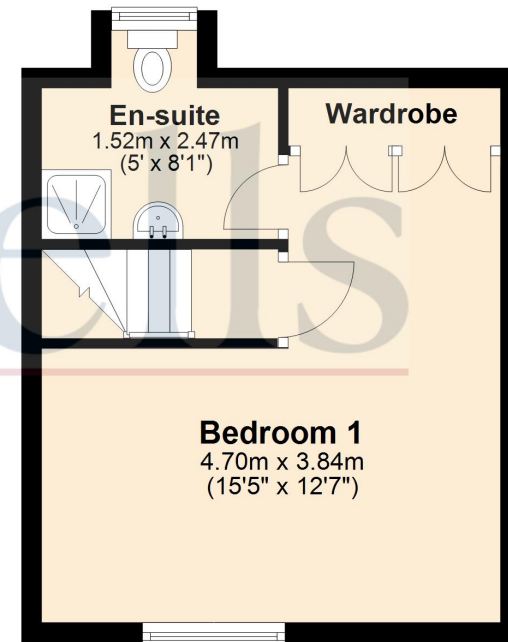
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.