



# 8, Rivermead Gardens

Sandy,  
Bedfordshire, SG19 1NJ  
**£425,000**

country  
properties

Situated in the market town of Sandy and located in one of the more desirable roads, this extended four bedroom semi detached family home offers separate reception rooms, kitchen with utility and master bedroom with walk in wardrobe. Externally the property boasts a rear garden in excess of 100ft and a double garage size workshop housed in the garden.

- Semi detached family home
- 4 spacious bedrooms
- Separate reception rooms
- Kitchen with utility
- 27ft family room
- Double garage used as workshop
- 140ft Rear garden
- Walking distance to town centre and amenities

## Ground Floor

### Entrance Hallway

Double glazed front door and side light window, wood effect tiled flooring, radiator, stairs to the first floor, doors to:

### Lounge

15' 8" into bay x 12' 7" (4.78m x 3.84m)  
Double glazed bay window to the front aspect, three double radiators, under stairs cupboard, TV point, coving to ceiling, glazed door to:

### Dining Room

11' 8" x 8' 0" max (3.56m x 2.44m)  
Tiled flooring, double radiator, coving to ceiling, space to walk in cupboard, archway to:

### Kitchen

12' 3" x 11' 3" (3.73m x 3.43m)  
Range of matching wall and base units with drawers and oak work surface over, range cooker with extractor fan above, integral wine cooler, space for fridge/freezer and dishwasher, double inset butler sink with mixer taps, inset spotlights, double glazed window to the rear aspect, double radiator, tiled flooring, space to:

### Utility

6' 5" x 4' 5" (1.96m x 1.35m)  
Double glazed window to the rear aspect, tiled flooring, wall units, space for a washing machine and tumble dryer, inset butler sink with mixer taps, wood work surface, door to cloakroom.

### Cloakroom

Low level WC, wash hand basin with tiled splash back, radiator, tiled flooring, toiletries cabinet.



## Study

12' 7" x 9' 3" (3.84m x 2.82m)

Laminate flooring, double glazed French doors to the rear garden with double glazed side light windows to the rear aspect, inset spotlights, double glazed window to the side aspect, bifold doors to:

## Family Room

27' 8" x 10' 3" max (8.43m x 3.12m)

Double glazed window to the front aspect, double radiator, glazed door to entrance hallway.

## First Floor

### Landing

Coved ceiling, loft hatch, airing cupboard with shelving, door to:

### Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Double radiator, double glazed window to the rear aspect, archway to inner hallway which leads to the walk in wardrobe.

### Bedroom Two

13' 0" max x 9' 6" (3.96m x 2.90m)

Double glazed window to the front aspect, double radiator, built in storage.

### Bedroom Three

10' 1" x 9' 7" (3.07m x 2.92m)

Dual aspect double glazed window, radiator.

## Bedroom Four

9' 0" x 6' 2" (2.74m x 1.88m)

Double glazed window to the front aspect, double radiator, laminate flooring, over stairs bulkhead.

## Family Bathroom

8' 7" narrowing to 4' 6" x 12' 0" max (2.62m x 3.66m)

T shape room with 3 piece suite including; wash hand basin with pedestal, double shower cubicle with rain shower and attachment, low level flush WC, radiator, double glazed window to the rear aspect.

## External

### Front

Block paved driveway providing off road parking for 3 cars, type 2 electric car charging unit which isolates from inside the property.

### Double Garage

Power and lighting, electric roller door, currently being used as a workshop.

### Rear

In excess of 100ft with block paved patio outside the rear doors, leading to picket fencing with gated access to area laid mainly to lawn with a variety of plant and shrub borders, wooden pergola and further area laid to lawn also surrounded by mature shrubs leading to double garage/workshop all enclosed by timber fencing.

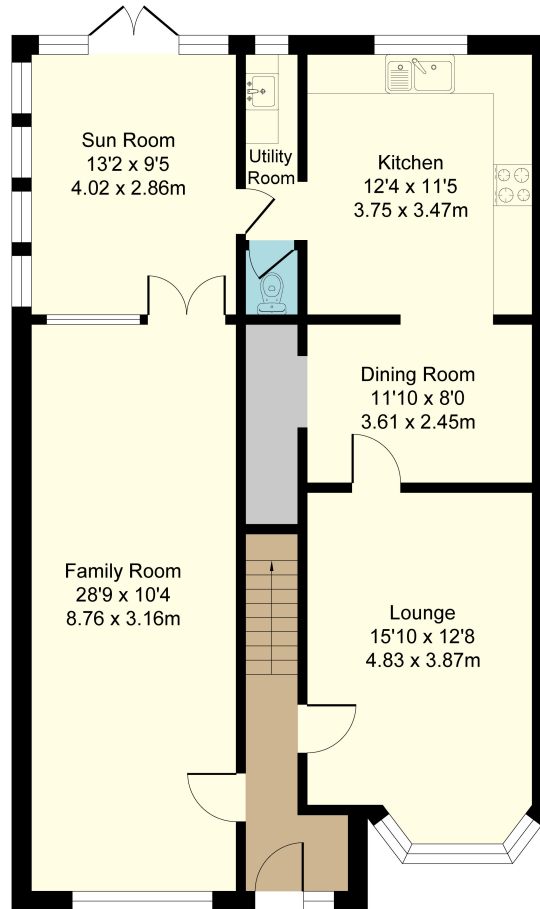




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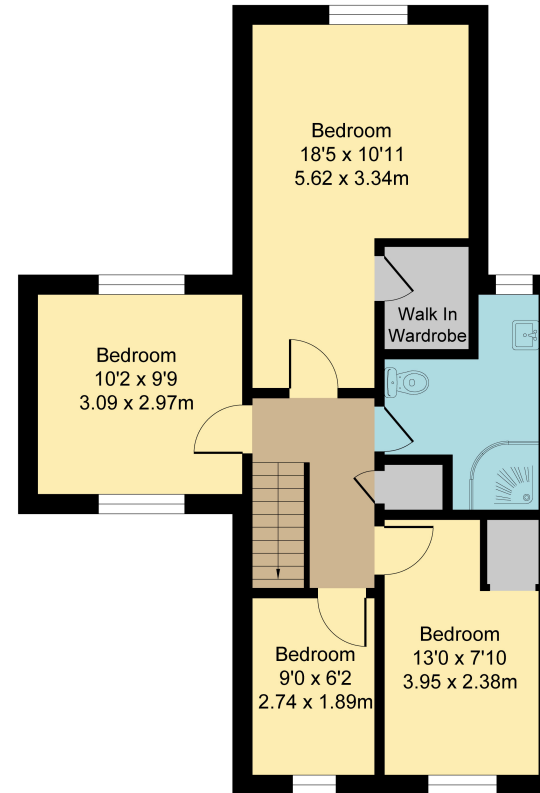
## Ground Floor

Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>



## First Floor

Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>



Total Area: 149.0 m<sup>2</sup> ... 1604 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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