



Horslow Street, Sandy, SG19 2NX
£475,000



LATCHAM
DOWLING

ESTATE AGENTS

*** EXTENDED THREE BEDROOM SEMI DETACHED HOME IN POPULAR NON ESTATE LOCATION AND WITH TWO EN SUITES AND A SEPARATE DETACHED GARDEN OFFICE***

Occupying a larger than average plot, this unique home has undergone considerable extension and modernisation works in recent years and now offers the versatility of having annexed the main house to provide a large, modern open plan kitchen/family room with bi-folding doors opening to the rear, as well as a separate utility room and a second ground floor kitchen/living room. There are two separate staircases leading up to the three double bedrooms on the first floor, with the principle bedroom benefiting from a dressing area and a large en suite bathroom and the second bathroom being 'Jack & Jill' from the landing and from bedroom two.

Outside offers ample off road parking for multiple vehicles and with an electric gate for extra security, low maintenance garden/entertaining areas, an impressive Koi pond and access to the detached 'Garden Office' which could be ideal for anyone looking to work from home or as a home gymnasium/games room etc.

Viewing is absolutely essential to fully appreciate this truly unique property.

Entrance Via

Entrance Hall

6'6 x 7'6 max (1.98m x 2.29m max)

Cloakroom

6'7 x 3.5 min (2.01m x 0.91m.1.52m min)

Kitchen/ Family Room

25'0 max x 11'6 (7.62m max x 3.51m)





Utility Room
6'8 x 4'10 (2.03m x 1.47m)

Annexed Kitchen/ Living Room
14'0 max x 12'1 (4.27m max x 3.68m)



First Floor Landing
23'3 x 7'1 max (7.09m x 2.16m max)

Bedroom One
16'4 x 11'7 max (4.98m x 3.53m max)

En Suite Bathroom
12'1 max x 9'1 max (3.68m max x 2.77m max)

Bedroom Three
11'6 x 8'3 (3.51m x 2.51m)

Jack & Jill Bathroom
7'4 x 5'6 (2.24m x 1.68m)

Bedroom Two
12'2 x 11'5 (3.71m x 3.48m)

Garden Office

Main Room/ Kitchen Area
24'3 x 11'7 (7.39m x 3.53m)

Bedroom Area
17'5 x 7'6 (5.31m x 2.29m)

En Suite Shower Room
6'6 x 4'10 (1.98m x 1.47m)

Outside



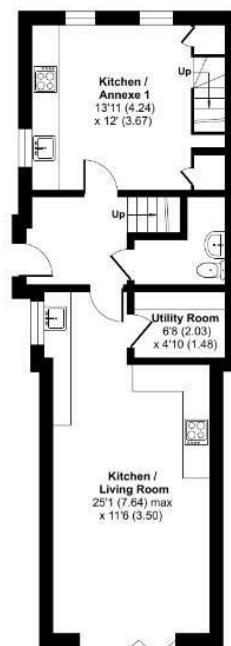
Horslow Street, Potton, Sandy, SG19

Approximate Area = 1814 sq ft / 168.5 sq m

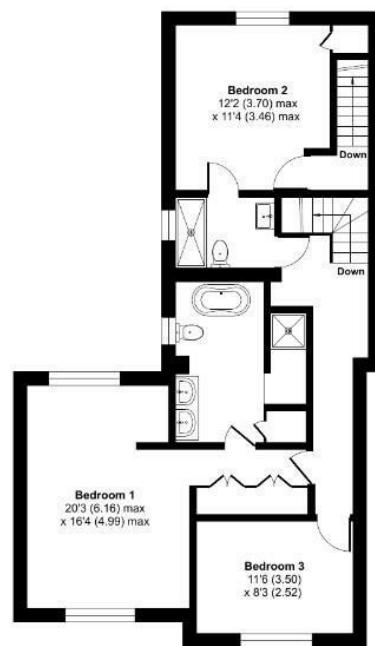
For identification only - Not to scale



ANNEXE



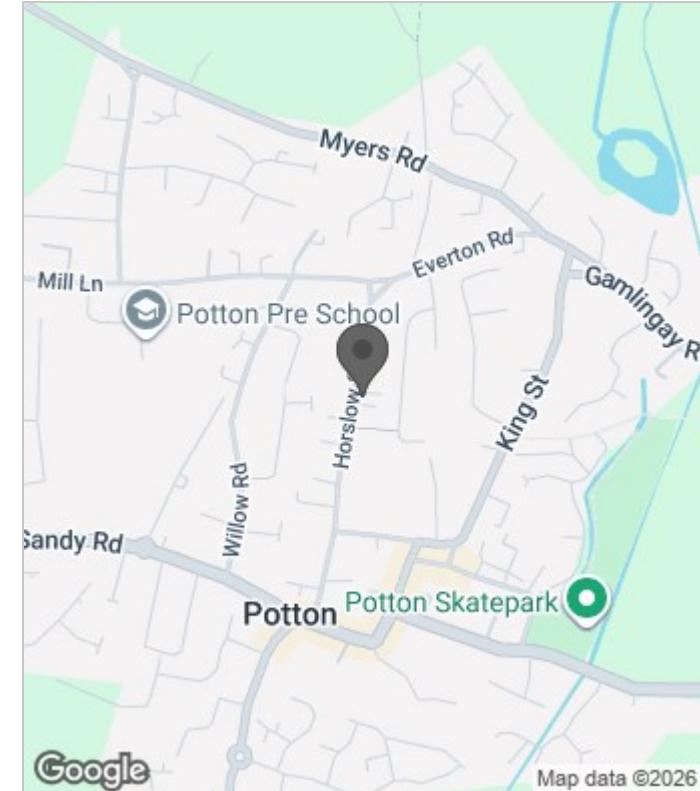
GROUND FLOOR / ANNEXE GROUND FLOOR



FIRST FLOOR / ANNEXE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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