

High Street, Sandy, SG19 1AG

£375,000

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LATCHAM DOWLING

ESTATE AGENTS

Nestled on the bustling High Street in Sandy, this charming house presents an excellent opportunity for those seeking a spacious family home or an investment property. Boasting three generous reception rooms, this residence offers ample space for relaxation and entertaining. The property features three well-proportioned bedrooms and two bathrooms, ensuring comfort for all family members.

With over 1400 square feet of accommodation, there is plenty of room to grow and make this house your own. The property benefits from parking for up to six vehicles, a rare find in such a central location. Additionally, planning permission was granted in August 2021 to add an attic room and extend the already large kitchen/breakfast room, providing the potential for further enhancement and personalisation. More information on the planning is available on request.

The garden to the rear is circa a 100ft in length.

While the house does require some modernisation, it is chain-free, allowing for a smooth and efficient purchase process. Its prime location means you are within walking distance of Sandy station, making commuting a breeze. This property is not only ideal for families but also presents the option of applying for a House in Multiple Occupation (HMO) licence, offering versatility for potential investors.

In summary, this house on High Street is a fantastic opportunity to create a dream home or a lucrative investment in a desirable area. With its spacious layout, parking facilities, and potential for expansion, it is a must-see for anyone looking to make their mark in Sandy.

Sandy is a town which offers a range of amenities including several schools, doctors surgery, dentist, a host of shops and restaurants and has a mainline train station giving direct access to London St Pancras. It also has great access to the A1. The RSPB headquarters is close by with all its lovely countryside walks as well as access to the River Ivel which again offers lovely walks.

Entrance

Entrance lobby.

Hallway

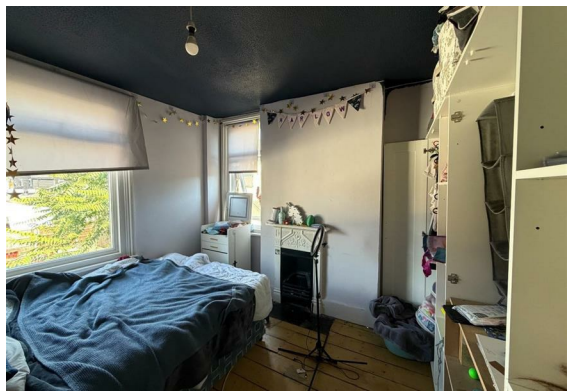
























Lounge
13'0" x 12'3" (3.96m x 3.73m)

Study
9'7" x 6'7" (2.92m x 2.01m)

Bathroom

Dining room
23'10" x 11'0" (7.26m x 3.35m)

Kitchen/Breakfast room
22'4" x 7'8" (6.81m x 2.34m)

First floor

Landing

Bedroom One
16'8" x 12'2" (5.08m x 3.71m)

Bedroom Two
11'9" x 10'5" (3.58m x 3.18m)

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

Shower Room

Outside

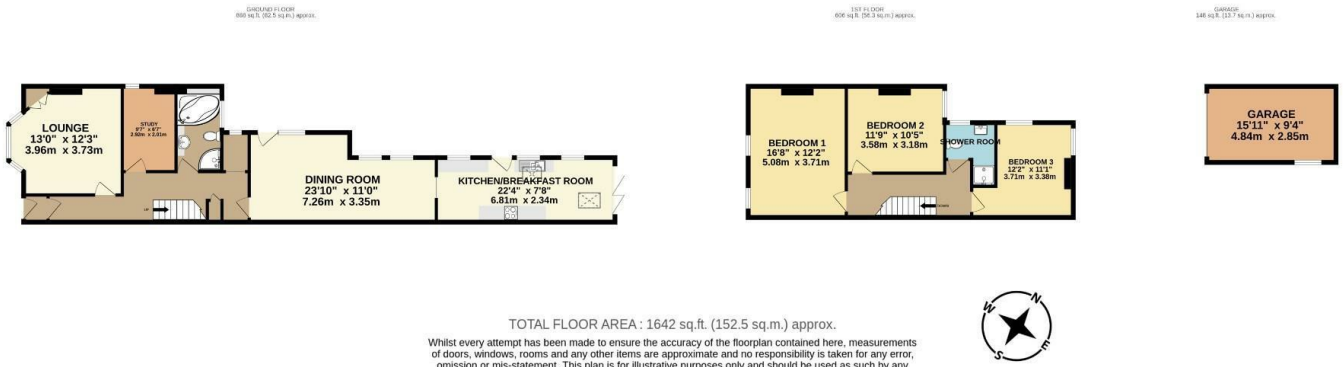
Front garden

Rear Garden

Parking

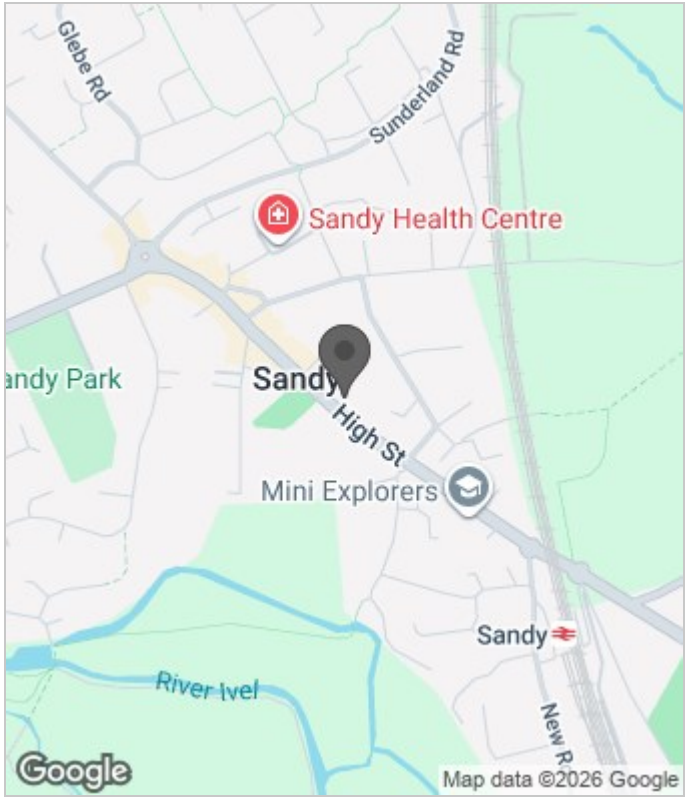
Garage

Agents Notes



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(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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Suite 11-12 The Knowledge Centre, Wyboston Lakes, Bedfordshire, MK44 3BA
T. 01480 775900 | **E.** sales@latchamdowling.co.uk | **latchamdowling.co.uk**