



Cottage Road, Sandy, SG19 1DE
£425,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

*****DECEPTIVELY SPACIOUS AND ESTABLISHED FIVE BEDROOM SEMI DETACHED FAMILY HOME WITH 70' REAR GARDEN AND OFF ROAD PARKING FOR UP TO SIX CARS*****

We are proud to offer for sale this vastly extended family home, occupying a corner plot position on the outskirts of the extremely popular market town of Sandy. Boasting over 1500 sqft of versatile accommodation over two floors and including a large through living/ dining room with period fireplaces, a spacious open plan kitchen/ breakfast room and separate utility room, a double glazed conservatory, a ground floor bedroom with en suite shower room and a cloakroom complete the ground floor accommodation. On the first floor there are four well proportioned bedrooms (with a separate dressing room to the principle bedroom) and a large re-fitted family bathroom.

Outside, there is a mature garden to the rear measuring approximately 70' and with a large timber outbuilding, plus a block paved driveway to the front and side of the property providing off road parking for up to six cars.

Viewing is essential to full appreciate the scale of the accommodation on offer.

Entrance Via

Entrance Hall

14'6 x 5'10 (4.42m x 1.78m)

Cloakroom

5'1 x 2'8 (1.55m x 0.81m)

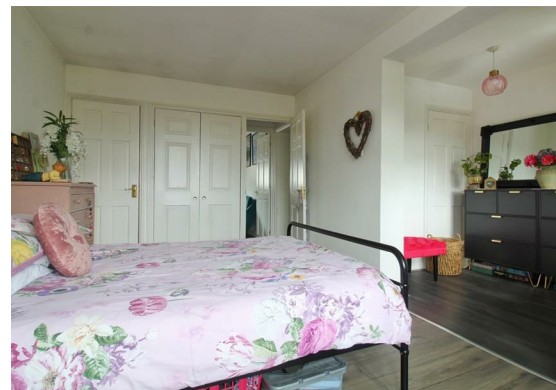
Dining Room/ Snug

11'2 x 11'9 max (3.40m x 3.58m max)

Living Room

19'10 x 11'1 max (6.05m x 3.38m max)





Conservatory
10'0 x 9'8 (3.05m x 2.95m)

Kitchen/ Breakfast Room

Kitchen Area
13'2 x 10'5 (4.01m x 3.18m)

Breakfast Area
7'9 x 7'2 (2.36m x 2.18m)

Utility Room
9'1 x 5'2 (2.77m x 1.57m)

Ground Floor Bedroom
9'1 x 8'6 (2.77m x 2.59m)

En Suite Shower Room
9'1 x 2'7 (2.77m x 0.79m)

First Floor Landing

Bedroom One
15'0 x 9'1 (4.57m x 2.77m)

Dressing Room
6'7 x 5'10 (2.01m x 1.78m)

Bedroom Two
11'9 max x 11'1 max (3.58m max x 3.38m max)

Bedroom Three
11'7 x 9'4 (3.53m x 2.84m)

Bedroom Four
9'1 x 7'3 (2.77m x 2.21m)

Bathroom
7'7 x 7'6 (2.31m x 2.29m)

Rear Garden

Timber Outbuilding/ Workshop
16'0 x 10' (4.88m x 3.05m)

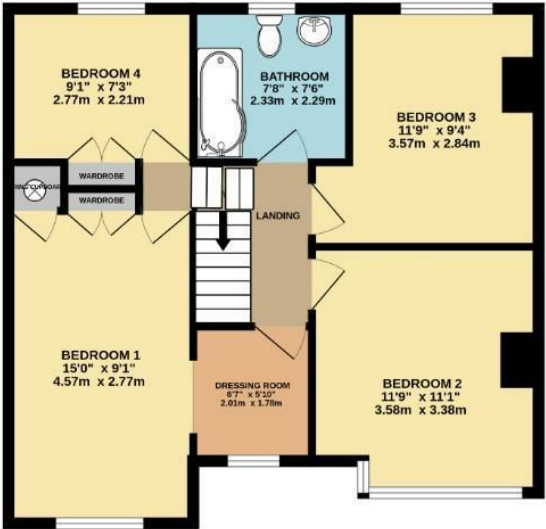
Front And Side Of Property



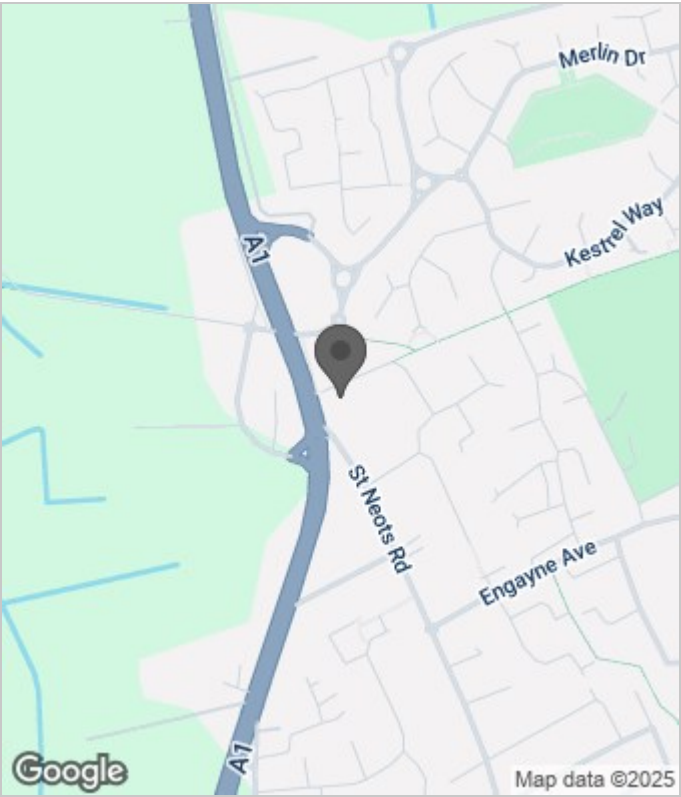
GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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		84
(81-91) B		
(69-80) C	69	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.