

LATCHAM DOWLING

ESTATE AGENTS



Everton Road, Sandy, SG19 2PA

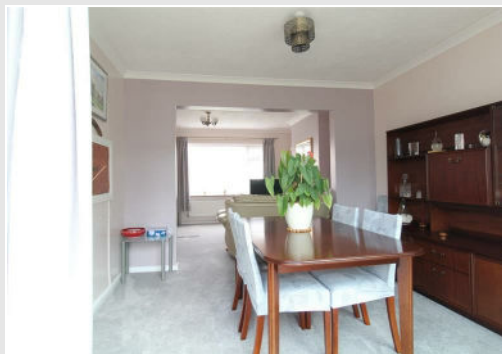
£340,000

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23 Everton Road, Sandy, SG19 2PA

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Entrance

Via double glazed front door to Entrance porch.

Entrance porch.

Internal door leading to hallway. tiled flooring.

Entrance hall

Stairs to first floor accommodation. Radiator. Under stair storage cupboard.

Lounge

14 x 11'9 (4.27m x 3.58m)

Double glazed window to front aspect. Gas fireplace with stone surround and gas back boiler. Radiator. Opening to dining Area.

Dining area

11 x 9'9 (3.35m x 2.97m)

Double doors leading to conservatory. Radiator.

Conseravtory

10'3 x 9'8 (3.12m x 2.95m)

Upvc conservatory with brick base and double doors leading to garden.

Kitchen/Breakfast room

19 x 9'9 (5.79m x 2.97m)

Double glazed door to rear aspect. Two double glazed windows to rear aspect. Window to side aspect. two radiator's. Stainless steel sink drainer with mixer taps over. Plumbing for washing machine. Integrated dishwasher. Built in double oven. Four ring ceramic hob with extractor over. Range of base and eye level units with worktops over.

Study/Playroom

14'7 x 9'9 (4.45m x 2.97m)

Double glazed window to front aspect. Radiator.

First floor

Landing

Doors to all first floor accommodation. Double glazed window to side aspect. Access to loft space. Built in cupboard.

Bedroom one

11'9 x 9'4 (3.58m x 2.84m)

Double glazed window to front aspect. Radiator. Built in double mirror fronted wardrobe. Airing cupboard housing hot water cylinder.

Bedroom two

11'1 x 9'9 (3.38m x 2.97m)

Double glazed window to rear aspect. Radiator.

Bedroom three

8'9 x 8'9 (2.67m x 2.67m)

Double glazed windows to front and side aspects. Radiator. Built in over stair cupboard.

Bathroom

Double glazed window to rear aspect. Heated towel rail. Tiled flooring. Panelled bath with shower over. Wash hand basin with vanity unit under.

W.C

Double glazed window to side aspect. Low level Wc. Wall mounted wash basin.

Rear garden

A south facing rear garden. Mainly laid to bloc paviour. Shrub borders enclosed by both fencing and brick walling. Gate to rear giving access to the garage area. Gated access to side leading to front garden.

Front garden

Situated on a corner plot. Laid mainly to lawn and with flower and hedge borders. Path leading to front door. Enclosed by fencing.

Garage

Single garage. Parking in front of garage.



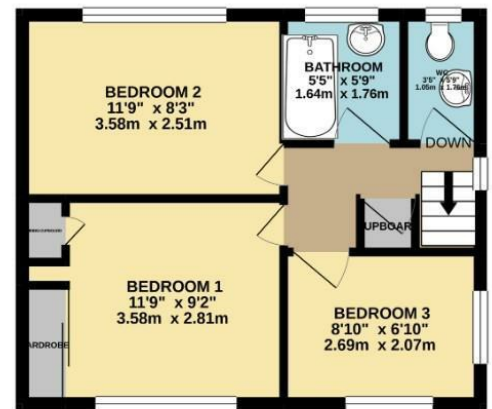


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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