

## 48 Queens Road, Sandy, SG19 1HD

£320,000

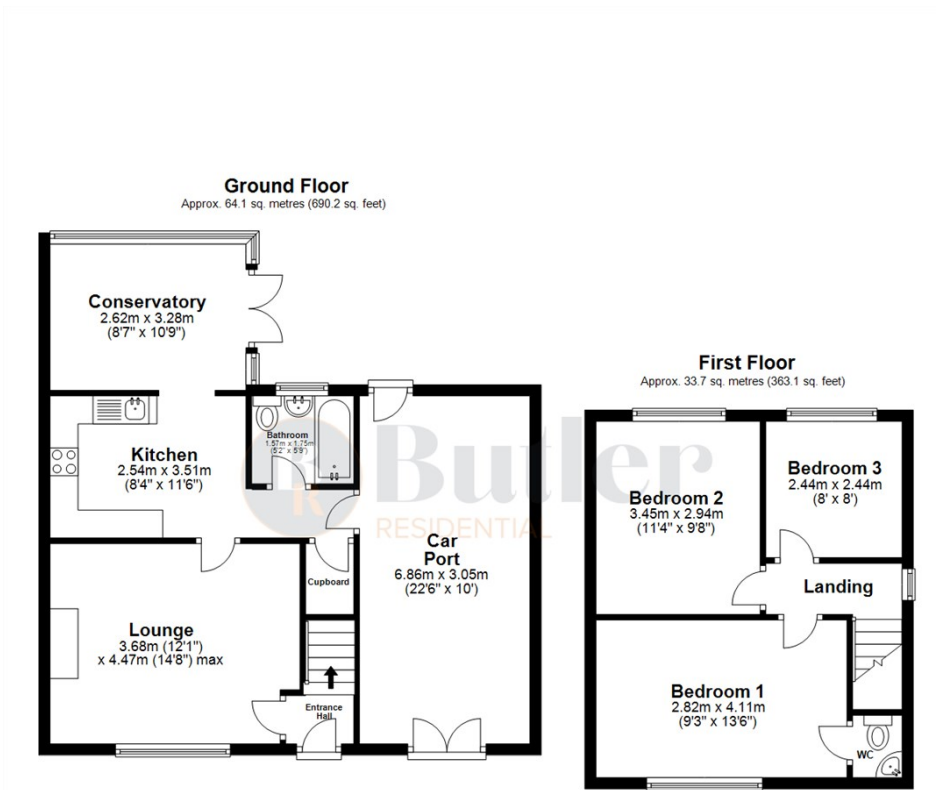
Located in Sandy, is this three bedroom, semi-detached home, with off road parking and a carport.

A bright and welcoming lounge awaits with a large window offering views to the front, wooden flooring underfoot, and a fireplace surround. Through to the kitchen which has been finished with white shaker cabinets, and has space for a dishwasher, washing machine and fridge freezer. To the back of the kitchen is a conservatory currently being utilised as a dining and additional seating area. French doors open to the garden making it an ideal space for entertaining in the warmer months. Off the kitchen is a stylish three piece bathroom, with a built in toilet and under sink storage. There is also access from the house to the carport which could be used as a home gym or storage area depending on your needs.

Moving upstairs there are three good sized bedrooms, all offering plenty of natural light creating a nice homely feeling. Bedroom one benefits from having built in wardrobes and features a WC intelligently replacing a storage cupboard over the stairs.



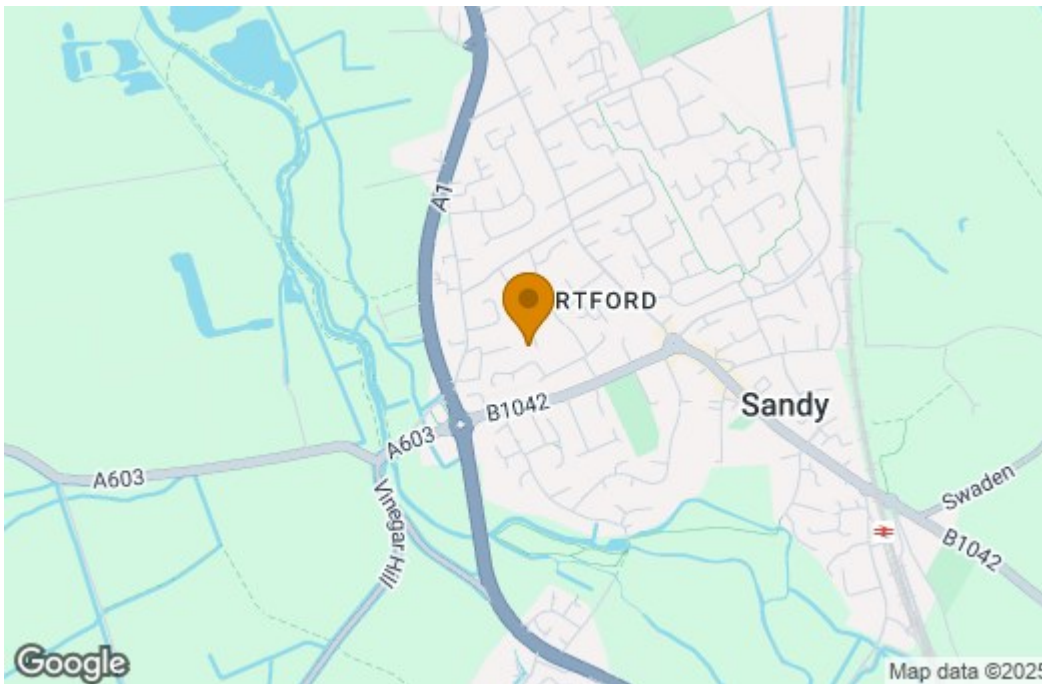
## Floor Plan



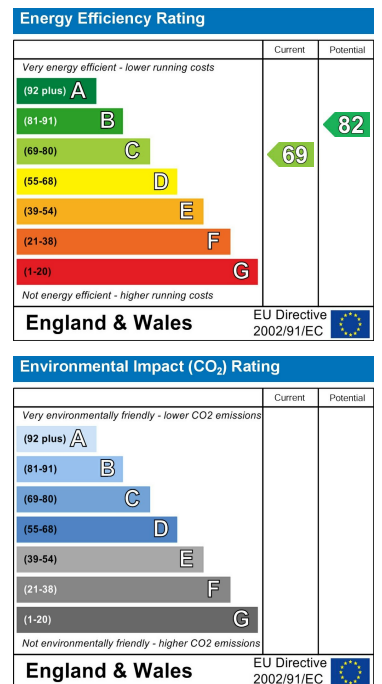
Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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