



HARVEY ROBINSON

Guide Price

£575,000

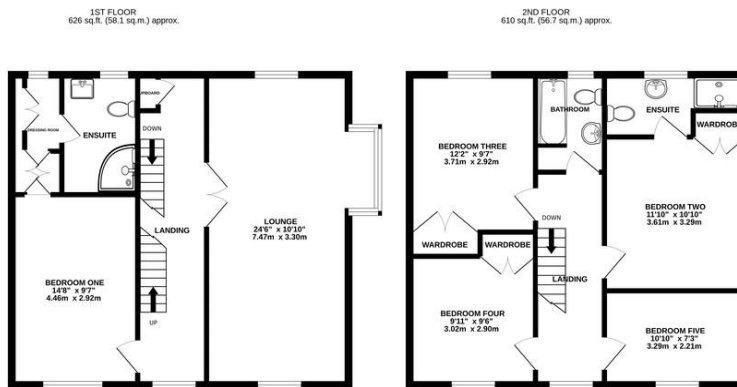
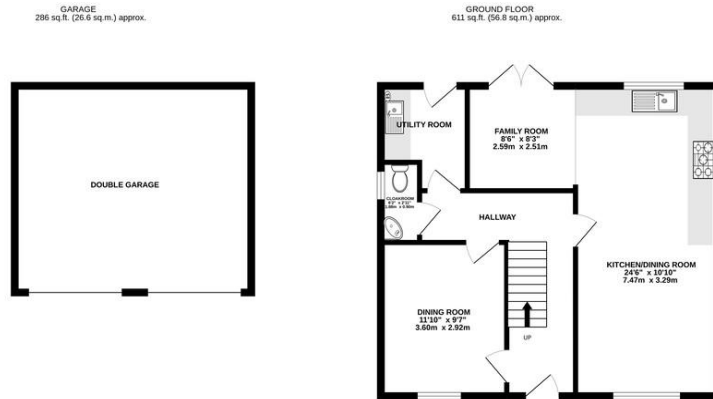
2 Crow Hill

Sandy, SG19 2RZ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this impressive five-bedroom executive detached family home within the sought-after and popular Fallowfield estate located in the market town of Sandy. The expansive accommodation spread across three floors, in brief consists of an entrance hall, a 24ft refitted kitchen/dining room open plan to a family room, a separate dining room, utility room and a cloakroom to the ground floor. A 24ft lounge with box-bay window can be found on the first floor along with bedroom one complete with its own dressing room and ensuite. Four further bedrooms are located on the second floor with ensuite facilities to bedroom two. Built-in wardrobes are present in bedrooms two, three and four. A family bathroom completes the top-floor accommodation. Outside, the property has ample off-road parking for up to six vehicles leading to a detached double garage. A landscaped garden primarily laid to lawn with a paved patio area for seating can be found to the rear. The well-established Fallowfield estate is serviced by a local convenience store and Primary Schooling with further amenities found in the town just over a mile away with all the amenities you'd expect, to include shops, bars, restaurants and schooling. For the commuter, excellent transport links are present with access North and South via the A1 and the mainline train station providing access into London Kings Cross and St Pancras within the hour. Viewings are highly advised to fully appreciate the accommodation on offer and can be arranged by contacting our Biggleswade estate agent offices.







TOTAL FLOOR AREA : 2134 sq.ft. (198.2 sq.m.) approx.
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FAQs

Property Built: 2005
Council Tax Band: G
Rear Garden Aspect: North
Primary School Catchment: Maple Tree Primary School
Secondary School Catchment: Sandy Secondary School
Loft: Not boarded
What3Words Location: [///afflict.fiction.shortcuts](https://www.what3words.com/afflict.fiction.shortcuts)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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