



19 Kestrel Way, Sandy - SG19 2TG

Offers Over £425,000



HARVEY
ROBINSON

19 Kestrel Way

Sandy, Sandy

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- RECEPTION ROOM
- MODERN KITCHEN/DINING ROOM
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- WELL PRESENTED THROUGHOUT
- GENEROUS REAR GARDEN
- DRIVEWAY
- SOUGHT-AFTER LOCATION
- VIEWINGS HIGHLY ADVISED

We are delighted to offer for sale this beautifully presented four-bedroom detached family home, ideally situated in the heart of Central Bedfordshire. This spacious property is perfectly suited to families seeking a well-connected location with generous accommodation both inside and out.

The ground floor features a welcoming entrance hall leading to a modern kitchen/dining room, ideal for family meals and entertaining, complemented by a separate utility room for added convenience. A useful downstairs cloakroom adds to the practicality of the layout. The bright and spacious lounge provides a comfortable and inviting space for everyday living.

To the first floor, the property offers four well-proportioned bedrooms. The master bedroom benefits from its own ensuite, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space ideal for families and entertaining. Gated side access leads conveniently to the front of the property.

LOCATION AND AMENITIES

Sandy is a charming market town located in Central Bedfordshire, known for its friendly community, excellent





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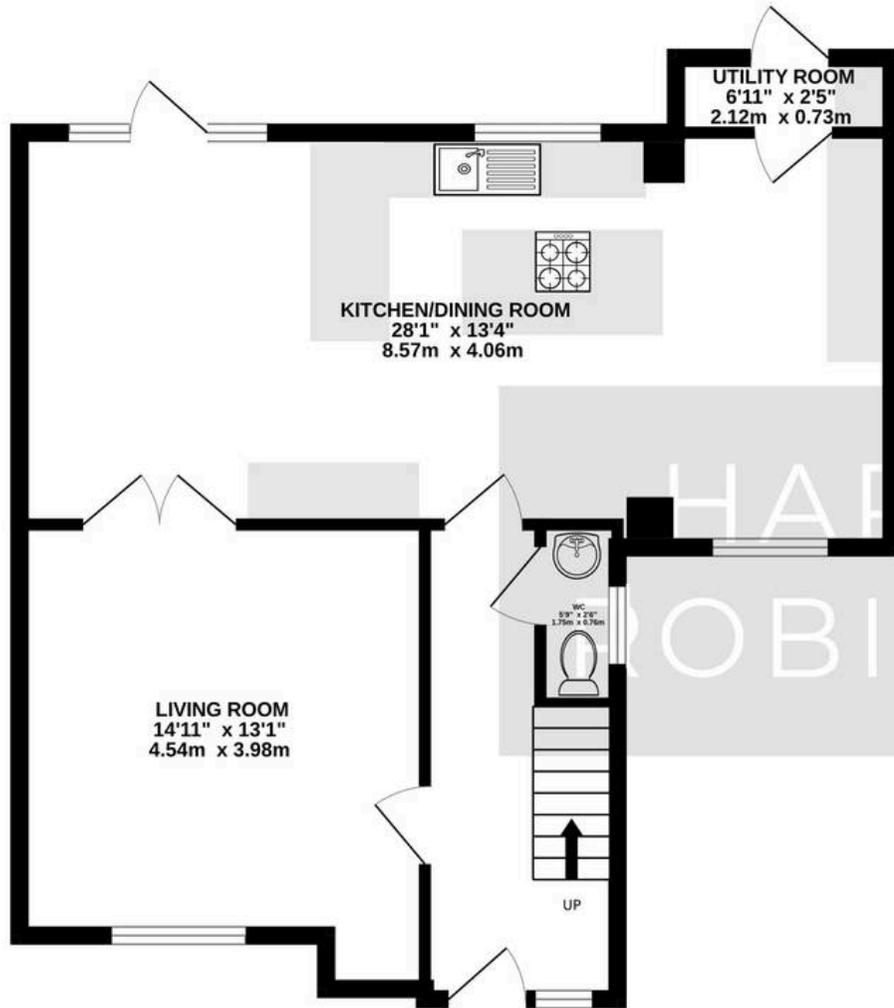
LOCATION AND AMENITIES

Sandy is a charming market town located in Central Bedfordshire, known for its friendly community, excellent transport links, and access to scenic countryside. Situated along the River Ivel and surrounded by picturesque landscapes, Sandy offers a blend of rural charm and modern convenience.

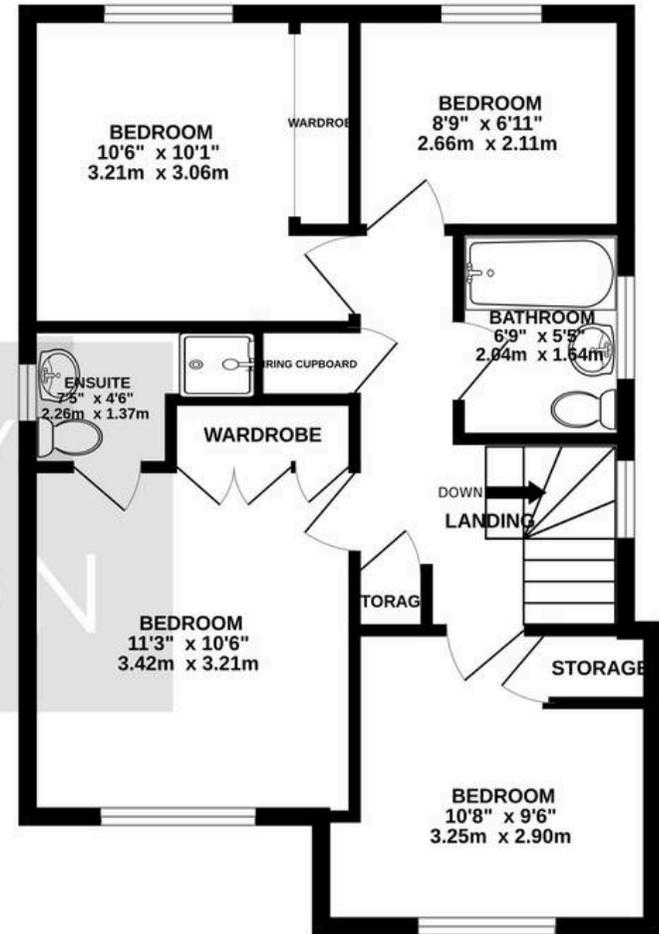
The town benefits from a variety of local amenities, including independent shops, cafes, supermarkets, and well-regarded schools. For outdoor enthusiasts, the nearby RSPB nature reserve at The Lodge provides beautiful woodland walks and wildlife watching. Sandy is particularly well-connected, with a mainline railway station offering regular services to London King's Cross and easy access to major road routes such as the A1, making it an ideal location for both commuters and families seeking a well-balanced lifestyle.



GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.



FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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Sandy, Sandy

FAQ'S

Council Tax Band: E

Property Tenure: Freehold

Property Built: 1998

Boiler Installed: 2018

Boiler serviced: 2025

Windows Installed: 2014

Loft: Part boarded with light

Rear Garden Aspect: North/east

Central Heating: Gas

EPC Rating: C

Primary School Catchment: Maple Tree Primary

Secondary School Catchment: Sandy Secondary

What3Words Location: [///item.ruffling.adopters](https://www.what3words.com/#!/en-gb/SG19-2TG)

Postcode for SatNav: SG19 2TG

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Cable

TRAVEL

Distance to A1: 0.4 miles

Sandy Railway Station: 2.2 miles

Cambridge: 25.5 miles

Bedford: 12.0 miles

London: 50.8 miles

