



Prince Georges Drive, Sandy - SG19 1RN

Guide Price £385,000



HARVEY
ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- SEPERATE LOUNGE AND GARDEN ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING FOR THREE VEHICLES
- STUNNING CONDITION THROUGHOUT
- CLOSE TO AMENITIES





We are delighted to present this beautifully maintained three bedroom semi-detached family home, perfectly positioned within a highly sought-after cul-de-sac and conveniently close to local amenities. Offering spacious and versatile accommodation arranged over three well-planned floors, this property is ideal for modern family living.

Upon entering, you are welcomed by an inviting entrance hall with a convenient cloakroom. The ground floor boasts a spacious, modern fitted kitchen, a generously sized lounge, and a charming garden room to the rear, creating the perfect setting for both everyday family life and entertaining guests. The first floor comprises two well-proportioned bedrooms, a stylishly refitted family shower room, and an ideal study area which leads to the principal bedroom. The second floor is dedicated to an impressive master bedroom suite, complete with its own ensuite with bathtub, providing a private and peaceful retreat.

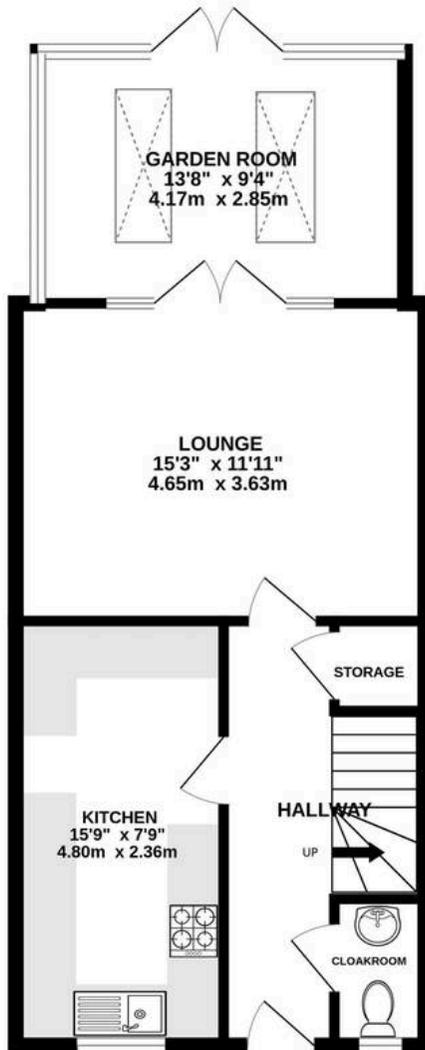
Externally, the property benefits from a fully enclosed, low-maintenance rear garden with gated side access. To the front, allocated parking for three vehicles ensures practicality for growing families.

LOCATION AND AMENITIES

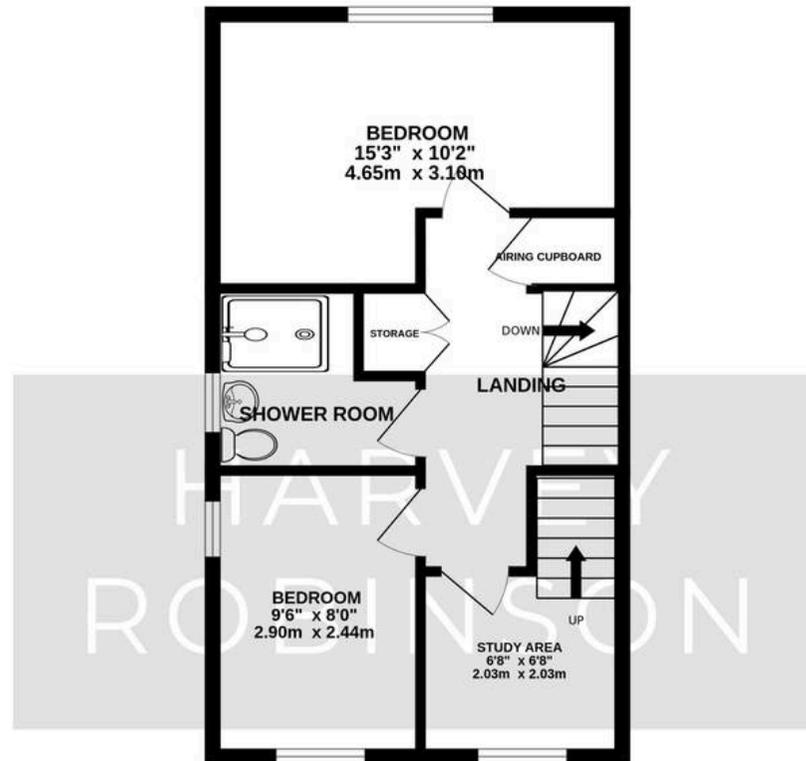
This beautiful family home is situated in a quiet and well-established residential area of Sandy, known for its friendly community and attractive surroundings. The property benefits from a convenient location close to a range of local shops, schools, and everyday amenities, making it ideal for families and professionals alike. Sandy town centre and the mainline railway station are within easy reach, providing direct links to London and Cambridge. Excellent road connections, including access to the A1, allow for straightforward travel to nearby towns and villages, while open green spaces and countryside walks are close by, offering a balance of convenience, connectivity, and a relaxed neighbourhood atmosphere.



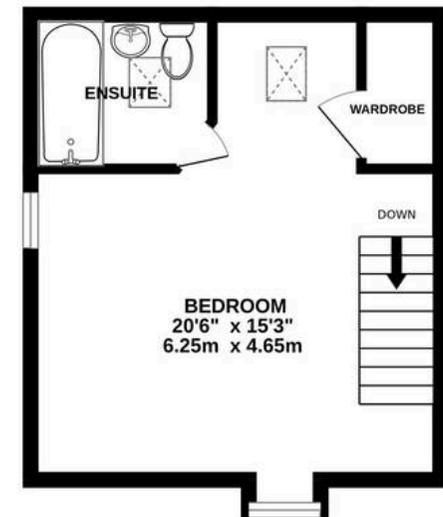
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

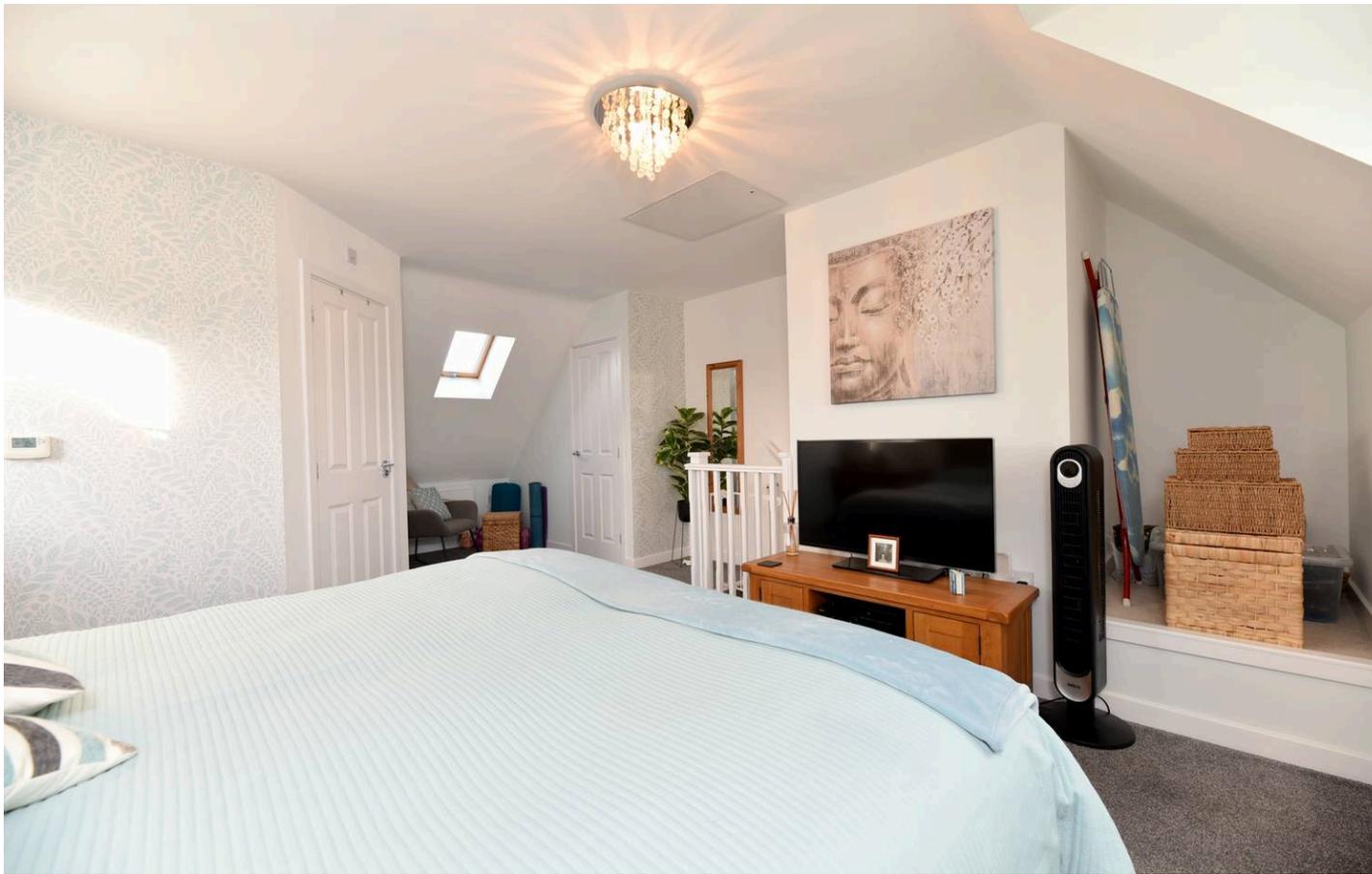


SECOND FLOOR
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 2015

Boiler Installed: 2015

Boiler Serviced: Nov 2025

Garden Direction: West

Estate Management Charge: £240.00 approx per annum

Council Tax Band: D

Loft: Unknown

Primary School Catchment: Maple Tree Primary

Secondary School Catchment: Sandy Secondary

What3Words Location: ///flats.buildings.pardon

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Cable

TRAVEL

Distance to A1: 1 mile

Sandy Railway Station: 1.5 miles

Cambridge: 22.7 miles

Bedford: 10.1 miles

London: 50.6 miles