



HARVEY ROBINSON

Guide Price

£280,000

Longfield Road

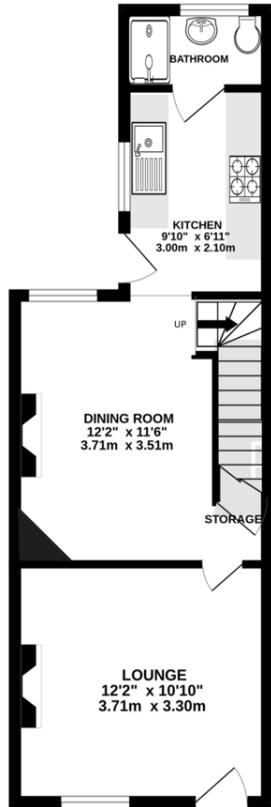
Sandy, SG19 1LJ

We are delighted to offer for sale with no onward chain this beautifully renovated two double bedroom home located centrally within Sandy, Bedfordshire. Extensively refurbished throughout, the accommodation in brief consists of two good size reception rooms, a stunning brand new fitted kitchen, leading onto a brand new three piece shower room completing the downstairs living space. Upstairs, two double bedrooms can be found. Outside, the property has an oversized enclosed rear garden with a raised lawn area and large paved patio – ideal for outside dining and entertaining, a timber shed with power is located at the bottom of the garden. From top to bottom the property has been lovingly restored mixing original character and modern living facilities seamlessly. This property must be viewed to fully appreciate the level of craftsmanship that has gone into this home.

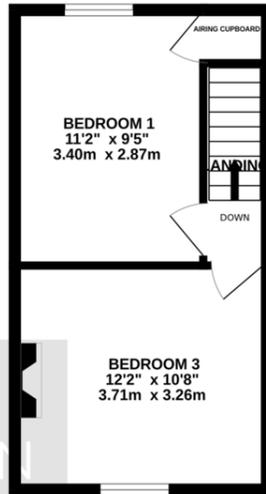




GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



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TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
Council Tax Band: C  
Rear Garden Aspect: North/West  
Central Heating: Gas  
EPC Rating: C  
Lower School Catchment: Laburnum Primary  
Middle School Catchment: Sandy Secondary  
Upper School Catchment: Sandy Upper  
What3Words Location:  
///facelift.remark.swinging  
Postcode for SatNav: SG19 1LJ

| Energy Efficiency Rating                           |   | Current                    | Potential |
|--|---|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                            |           |
| (92+)  | A |                            | 92        |
| (81-91)  | B |                            |           |
| (69-80)  | C | 74                         |           |
| (55-68)  | D |                            |           |
| (39-54)  | E |                            |           |
| (21-38)  | F |                            |           |
| (1-20)   | G |                            |           |
| <i>Not energy efficient - higher running costs</i> |   |                            |           |
| England & Wales                                    |   | EU Directive<br>2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                       |   |                            |           |

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

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