



Cowslip Lane, Gamlingay, SG19 3LZ

Guide Price £475,000 - £500,000

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LATCHAM —————
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ESTATE AGENTS

GUIDE PRICE £475,000 - £500,000

****ABSOLUTELY STUNNING SEMI DETACHED FAMILY HOME WITH AN AMAZING INTERIOR AND GENEROUS GARDENS****

Situated at the end of this exclusive cul-de-sac and offering a simply awesome interior design that really delivers the 'WOW' factor and has to be seen to really be appreciated!!

The real 'centre' to this remarkable home is the fantastic curved staircase which is accessed from the gorgeous open plan kitchen/ dining room that also offers a huge span of bi-folding doors that open up to the glorious gardens.

The house is packed with features and technology, with engineered oak flooring throughout the majority of the ground floor accommodation with under floor heating and a central 'Hub' which allows you to control the lighting and heating and other features of the whole house from either the hub itself or from a mobile app if preferred!!

With three good size double bedrooms (all with built in full height wardrobes), two bathrooms, a high quality kitchen (with integrated appliances), a separate utility room and a ground floor cloakroom, there's a lot to love and that's without mentioning the gardens which are just lovely and extremely generous for such a modern home.

In addition to all of this, there's also an integral garage and block paved driveway for three cars!!

Viewing is absolutely essential to really understand just how good this home really is!!!

Entrance Via

Entrance Vestibule

5'9 x 3'11 (1.75m x 1.19m)

Living Room

14'3 x 11'11 (4.34m x 3.63m)





Dining Area
15'0 x 13'1 (4.57m x 3.99m)

Kitchen
13'1 x 8'9 (3.99m x 2.67m)

Utility Room
7'6 x 5'8 (2.29m x 1.73m)

Cloakroom
5'6 x 5'0 (1.68m x 1.52m)

First Floor Landing

Bedroom One
16'9 x 9'9 max (5.11m x 2.97m max)

En Suite Shower Room
6'11 x 5'9 (2.11m x 1.75m)

Bedroom Two
12'2 x 11'9 (3.71m x 3.58m)

Bedroom Three
11'10 x 9'10 (3.61m x 3.00m)

Bathroom
10'9 max x 5'9 (3.32m max x 1.75m)

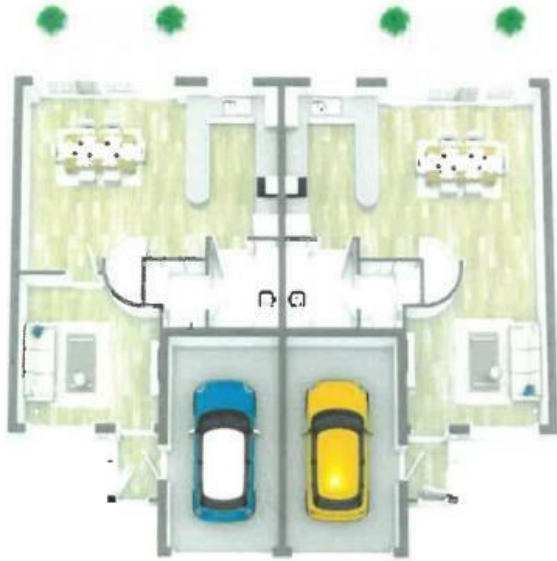
Rear Garden

Garage
17'4 x 9'0 (5.28m x 2.74m)

Front Of Property

Agents Note

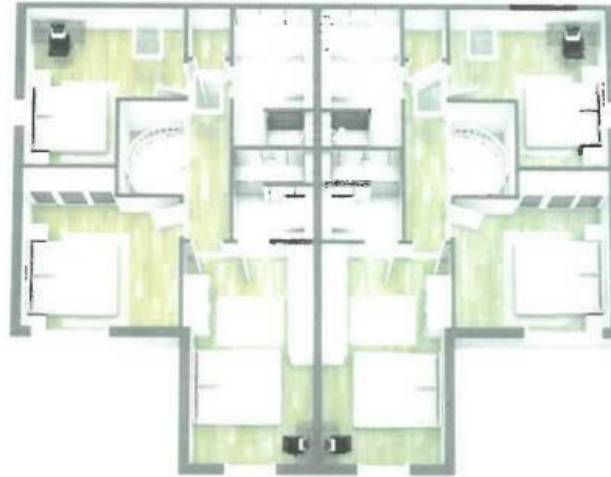




GROUND FLOOR

Open plan Kitchen/diner
Lounge
Utility room

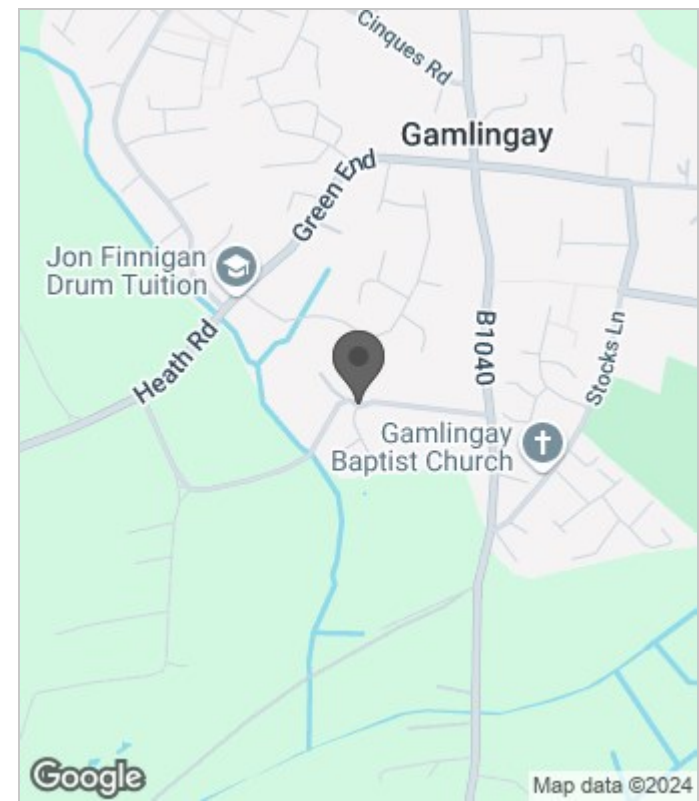
WC
Entrance hall
Garage



FIRST FLOOR

Bedroom 1
Ensuite shower room
Bedroom 2

Bedroom 3
Family bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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