



Green End, Gamlingay, SG19 3LF  
£450,000



LATCHAM —————  
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this rarely available extended three bedroomed bay fronted semi detached home offered for sale in beautiful condition. Now the home itself offers great accommodation and with the beautiful family room that overlooks the 80ft South facing rear garden it will more than likely be the hub of the home. There is a 25ft Lounge/Diner which is distinctly separated into two areas. A fitted 15' kitchen also has the added benefit of a good sized utility room and a W.C completes the ground floor. Upstairs the master bedroom has a bay window and fitted wardrobes. Bedroom two is 12' and has three fitted wardrobes and the third is a good single. The shower room has been completely refitted.

Outside the home offers peace and tranquillity with its enclosed 80ft South facing rear garden complete with a mature Willow tree to the far end of the garden offering some shaded respite on those hot summer days. There is ample storage with two timber sheds to the far end of the garden. Parking is no problem. There are six parking spaces on the block paved double driveway that in turn leads to a 18' timber garage complete with an office to the rear of allowing for people to work from home and have views over the wonderful garden.

Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. The nearby towns of Biggleswade and Sandy also offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes. Comberton school catchment.

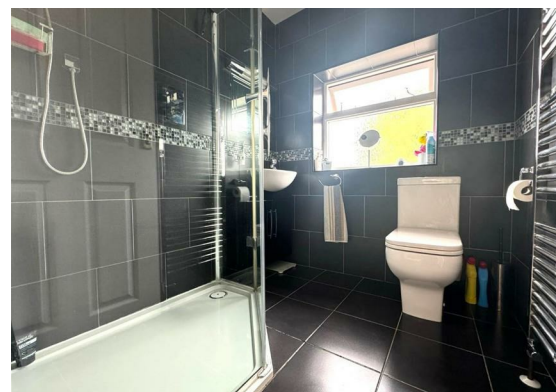
Situated close to the centre of Gamlingay Village, everything is at hand including primary school and a range of local amenities to include, shops, post office, medical centre, chemist, pub and the award-winning Eco Hub hosting a variety of community events and spaces to hire. The Village also is located in the the catchment for Comberton Village college.

Entrance

Entrance Lobby

Entrance Hall





**Dining Area**  
15'6 x 12'2 (4.72m x 3.71m)

**Lounge Area**  
12'4 x 12'7 (3.76m x 3.84m)

**Kitchen**  
15'2 x 8'2 (4.62m x 2.49m)

**Utility Room**  
8'5 x 6'7 (2.57m x 2.01m)

**W.c**

**Family Room**  
16'6 x 10'7 (5.03m x 3.23m)

**First Floor**

**Landing**

**Bedroom One**  
13'4 into bay x 10'7 (4.06m into bay x 3.23m)

**Bedroom Two**  
12'2 x 10'2 (3.71m x 3.10m)

**Bedroom Three**  
7'5 x 8'9 (2.26m x 2.67m)

**Shower Room**

**Outside**

**Front garden**

**Rear Garden**

**Garage**  
18'10 x 10'1 (5.74m x 3.07m)

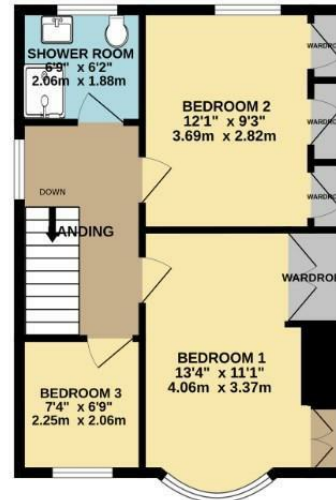
**Office**



GROUND FLOOR:  
1003 sq.ft. (93.2 sq.m.) approx.

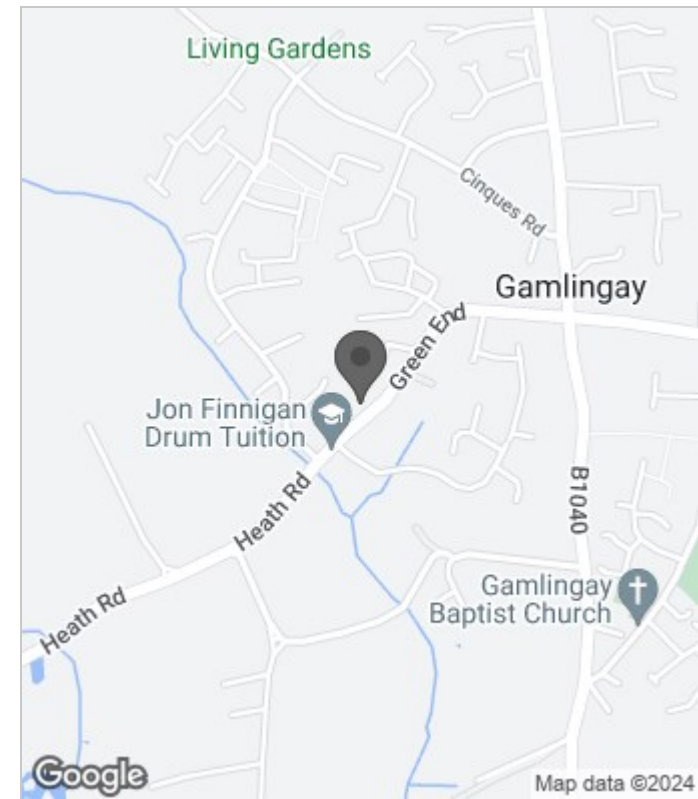


1ST FLOOR:  
449 sq.ft. (41.8 sq.m.) approx.




TOTAL FLOOR AREA: 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

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

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