



East Hatley, East Hatley, SG19 3JA
£660,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this "Stunning" four bedroom detached home situated in the peaceful hamlet of East Hatley. The property is wanting for nothing and the current owners really have future-proofed this home. There are Solar Panels with the added benefit of a battery storage unit meaning the cost of electric is massively reduced. There is a wall mounted EV charger and also Fibre Optic internet to the property.

On entering the property, you are met with quality such as oak flooring. There is a study to the right and to the left is a kitchen with a range of German built kitchen units and a host of Siemens appliances such as oven and microwave, induction hob, integrated Siemens fridge and Miele dishwasher. The utility room has a "Siemens" freezer, plumbing for washing machine, and additional appliance space. The lounge is wonderful with a contemporary inset, dual fuel stove. The conservatory is a wonderfully relaxing room that looks over the stunning rear garden.

Upstairs there are four bedrooms with the master having fitted wardrobes and an En-suite with underfloor heating. There is also a family bathroom.

Outside there is the garden that is simply "Stunning" as well as being extremely private with a tranquil summerhouse. There is a good-sized double garage that has storage above. East Hatley is in South Cambridgeshire, it lies between the villages of Gamlingay and Croydon, approximately 15 miles south-west of the city of Cambridge and approximately 12 miles south-east of the town of St Neots. There is a village Post Office/store and the walks in the area are wonderful. There are four mainline stations within in a short drive. These are Royston, Sandy, Biggleswade and St Neots. The property is also within the Comberton Village College catchment. This is not only a beautiful home but the location is stunning with countryside in all directions yet with easy access to larger towns.

Entrance

Entrance Hall





W.c

Study

8'6 x 6'10 (2.59m x 2.08m)

Kitchen

10'2 x 9'10 (3.10m x 3.00m)

Utility Room

6'6 x 5'2 (1.98m x 1.57m)

Lounge/Diner

23' x 16'4 (7.01m x 4.98m)

Conservatory

12' x 10'7 (3.66m x 3.23m)

First Floor

Landing

Bedroom One

13'1 x 9'10 (3.99m x 3.00m)

En Suite

Bedroom Two

13'7 x 9'1 (4.14m x 2.77m)

Bedroom Three

10'8 x 9'6 (3.25m x 2.90m)

Bedroom Four

9'1 x 7' (2.77m x 2.13m)

Family Bathroom

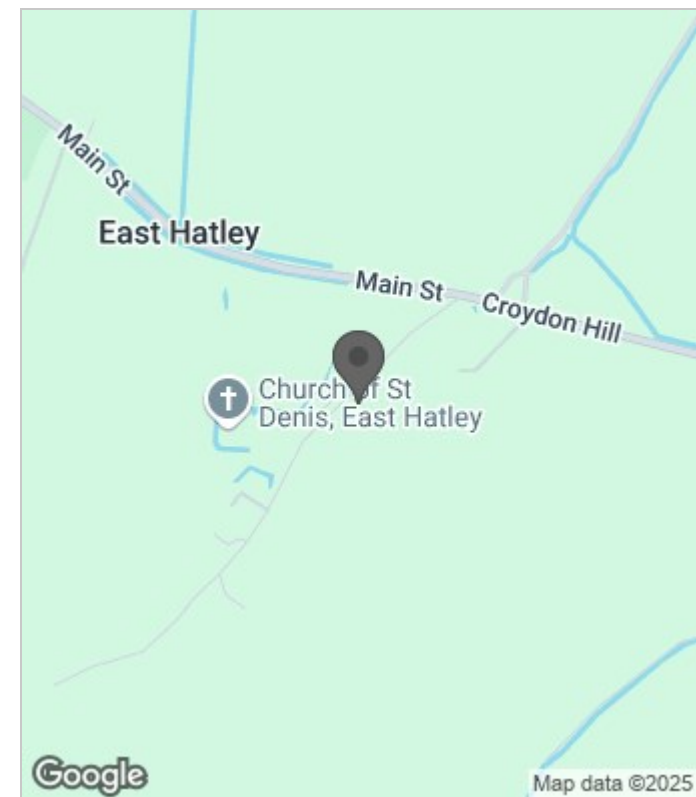
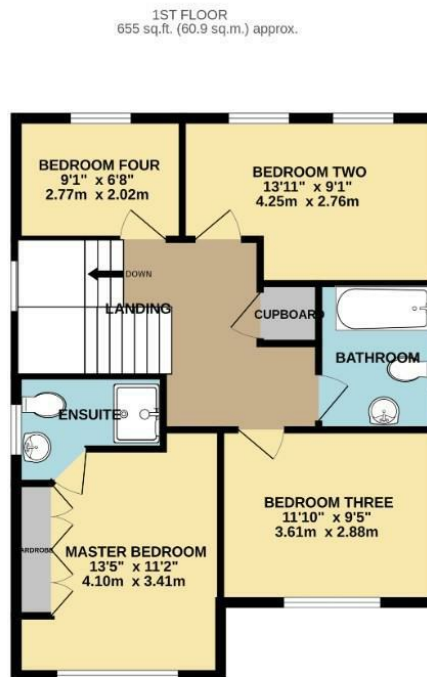
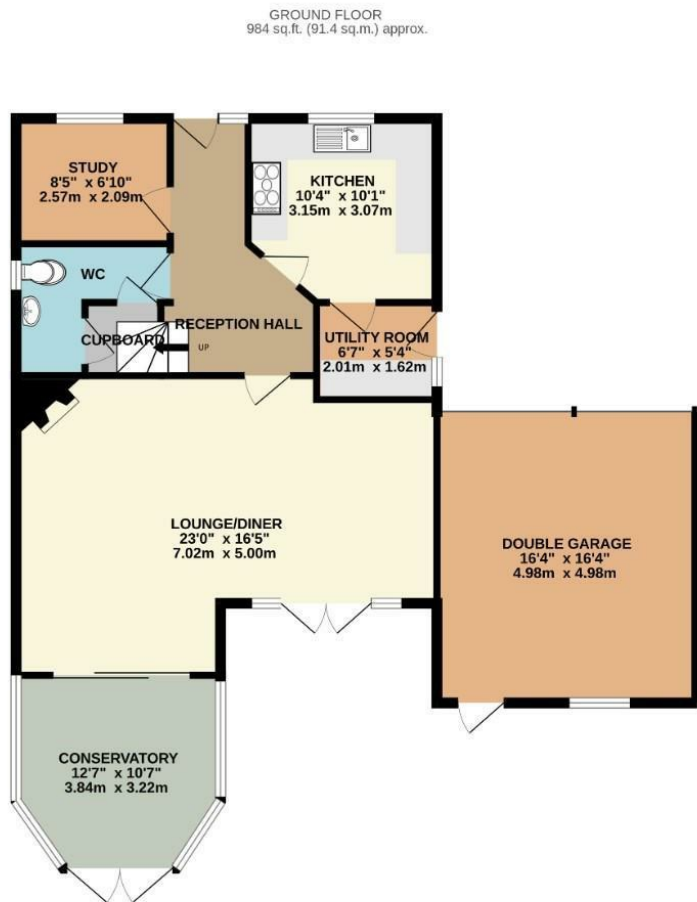
Outside

Front Garden

Rear Garden

Double Garge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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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