



Fairfield, Gamlingay, SG19 3LG
£550,000

 4  1  3  E

LATCHAM ———
——— DOWLING

ESTATE AGENTS

*****EXTENDED AND BEAUTIFULLY PRESENTED
FOUR BEDROOM DETACHED*****

*****COMBERTON CATCHMENT***DOUBLE
GARAGE AND PARKING FOR 5 CARS***FULLY
FITTED KITCHEN/BREAKFAST ROOM*****

Latcham Dowling are delighted to offer for sale this beautifully presented and extended four bedroom detached home that has had many improvements made by the present owners including turning the kitchen into a large kitchen/breakfast room with fully re-fitted units and fully Integrated appliances. That isn't all. If you have a growing family there are two great rooms that can both be used as sitting rooms and a real added bonus for those who work from home is the study. There is also a utility room and a WC complete the ground floor. Upstairs there are four good sized bedrooms with a large dual aspect four piece bathroom that has been re-fitted. Outside and you have an attractive rear garden with patio areas for entertaining as well as a second "Secret" courtyard garden that could be used for a large storage shed/Hot tub or anything else. There is a good sized double garage complete with inspection pit and the driveway has been re-laid to block paving and can hold four cars.

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.

Situated within 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.

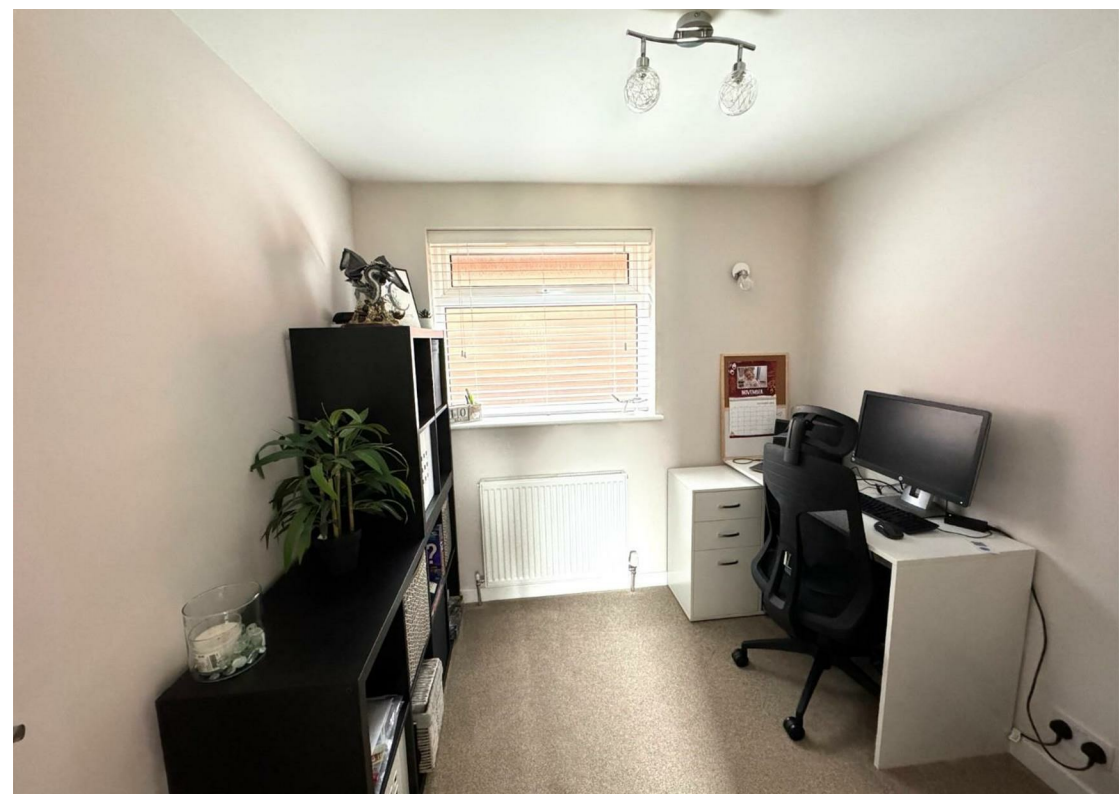
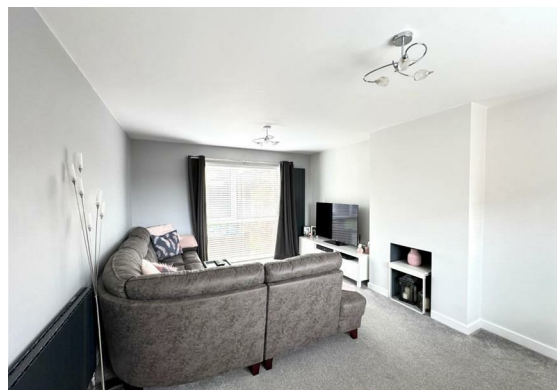
Entrance

L shaped Entrance Hall

W.c

Study

8' x 7'6 (2.44m x 2.29m)





Lounge
14'5 x 12'1 (4.39m x 3.68m)

Family Room
17'7 x 13'2 (5.36m x 4.01m)

Kitchen/Breakfast Room
21'3 x 11'3 (6.48m x 3.43m)

Utility Room
5'5 x 5'4 (1.65m x 1.63m)

First Floor

Landing

Bedroom One
13'5 x 11'3 (4.09m x 3.43m)

Bedroom Two
12'2 x 9'10 (3.71m x 3.00m)

Bedroom Three
9'3 x 7'1 (2.82m x 2.16m)

Bedroom Four
8'9 x 7'3 (2.67m x 2.21m)

Bathroom
9'9 x 5'9 (2.97m x 1.75m)

Outside

Rear Garden

Courtyard garden area

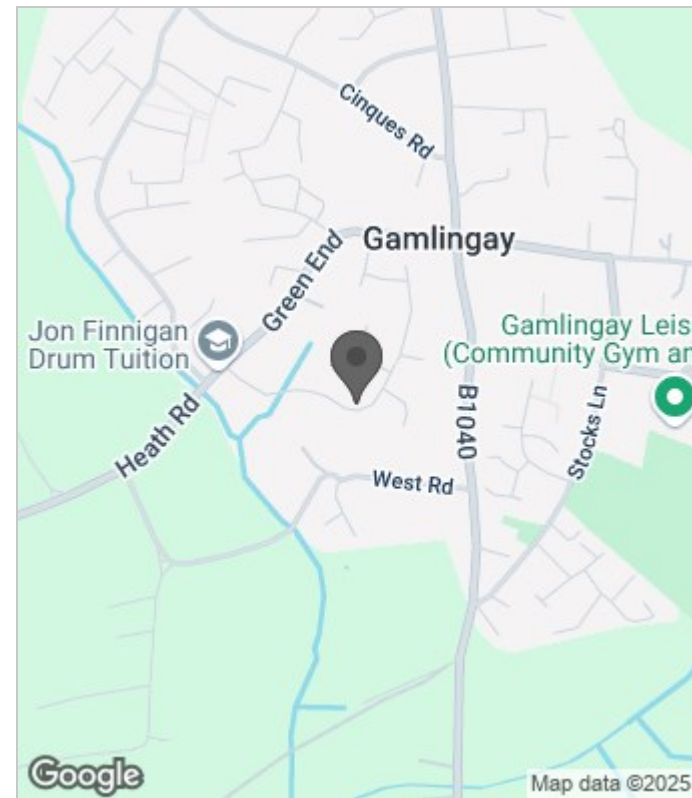
Front Garden

Double Garage





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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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