



JOSHUA JAMES

ESTATE AGENTS

## Birchmead, Gamlingay

Asking Price £330,000

3 1 1

- Three Bedroom Link Detached Property
- 28ft Through Sitting / Dining Room
- Study / Home Office
- Comberton School Catchment Area
- Good Sized Rear Garden with Additional Side Storage Area
- Corner Plot with Private Rear Garden
- Two Double & One Good-Sized Single Bedroom
- Single Garage & Off Road Parking
- Popular Residential Location
- No Forward Chain



Three bedroom link detached family home, situated on a corner plot on the popular Green Acres development in Gamlingay. Good sized accommodation with 28ft through sitting / dining room, home office / study & kitchen with utility area. To the first floor are three generous bedrooms, two doubles & a large single. Externally there is a private rear garden, garage & parking. No Chain. Comberton School catchment area.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, meters and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. 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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