



Gamlingay Road, Waresley, SG19 3DB

Guide Price £650,000 - £675,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

***** INDIVIDUALLY DESIGNED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME IN A NON ESTATE LOCATION ON THE OUTSKIRTS OF THIS SOUGHT AFTER VILLAGE*****

Set well back from the road and adjacent to the ever popular Waresley Park Garden Centre, this spacious detached family home offers well proportioned accommodation over two floors with a dual aspect living room featuring a lovely open fireplace, a large kitchen/ dining room with direct access to the garden, a separate utility room, four double bedrooms, a 'Jack & Jill' en suite shower room and separate family bathroom. Outside, there is a private and landscaped rear garden with a 12' x 12' timber summer house and a fantastic covered entertaining area measuring 22' x 17' and perfect for those family gatherings - whatever the weather!!

To the front of the property, electric gates lead you to a substantial driveway providing off road parking for at least eight cars and leading to the integral double garage and an EV charging point.

Viewing is absolutely essential to appreciate the space on offer and the lovely village location!!

Entrance Via

Entrance Hall

9'5 x 6'11 (2.87m x 2.11m)

Living Room

18'1 x 13'5 (5.51m x 4.09m)

Kitchen/ Dining Room

20'9 x 10'0 (6.32m x 3.05m)

Rear lobby

5'0 x 4'7 (1.52m x 1.40m)





Utility Room
8'11 x 6'11 (2.72m x 2.11m)

Cloakroom
4'7 x 3'11 (1.40m x 1.19m)

First Floor Landing
16'2 x 6'11 (4.93m x 2.11m)

Bedroom One
16'4 x 11'11 (4.98m x 3.63m)

En Suite Shower Room
5'10 x 5'3 (1.78m x 1.60m)

Bedroom Two
16'1 x 13'7 (4.90m x 4.14m)

Bedroom Three
16'4 max x 10'9 max (4.98m max x 3.28m max)

Bedroom Four
13'4 x 10'0 (4.06m x 3.05m)

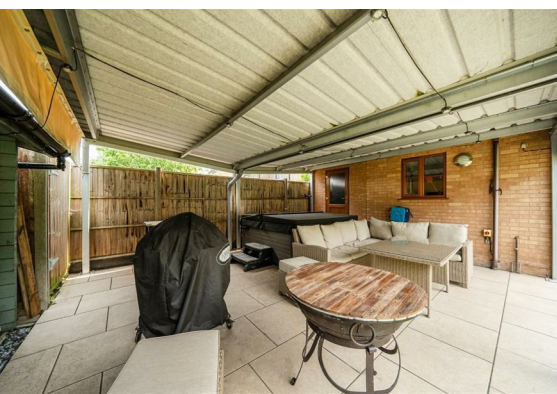
Bathroom
9'5 x 6'5 (2.87m x 1.96m)

Double Garage
27'0 max 21'7 min x 15'11 (8.23m max 6.58m min x 4.85m)

Rear Garden

Timber Summer House
12'2 x 12'0 (3.71m x 3.66m)

Front Of Property

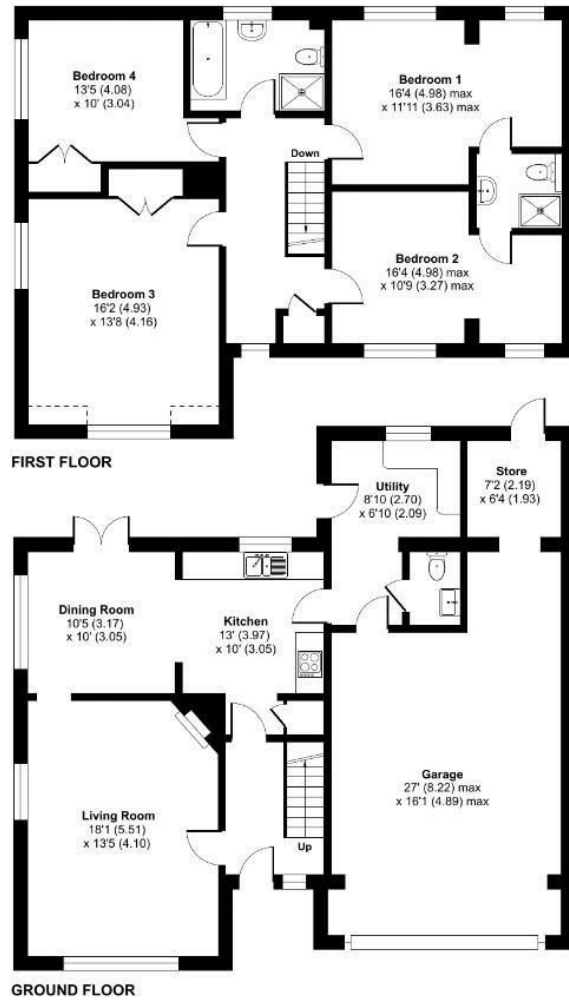


Denotes restricted
head height

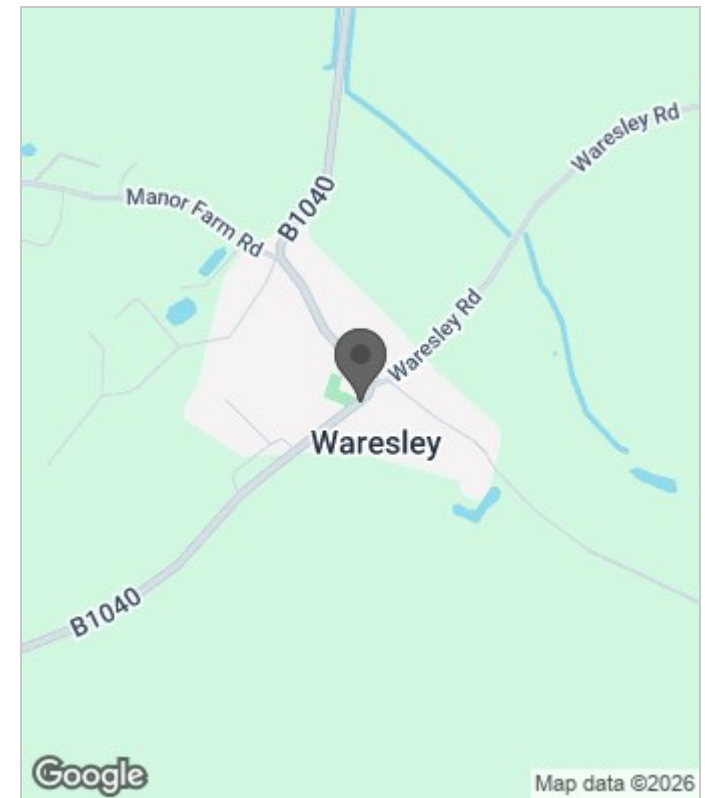
Gamlingay Road, Waresley, Sandy, SG19

Approximate Area = 1603 sq ft / 148.9 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Garage = 439 sq ft / 40.7 sq m
Total = 2052 sq ft / 190.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
England & Wales		EU Directive 2002/91/EC

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