



Green Acres, Sandy, SG19 3LP
Guide price £325,000

 3  1  1  D

LATCHAM ———
————— DOWLING

ESTATE AGENTS

*** GUIDE PRICE: £325,000 - £350,000

*** CHAIN FREE ***

Latcham Dowling are delighted to present this extended three-bedroom property in the lovely village of Gamlingay. This property offers spacious accommodation with three double bedrooms, two of which has built in wardrobe storage as well as a 22' lounge/diner and is Double Glazed with gas radiator heating. As well as generous accommodation, the added benefit of off-road parking for two/three cars and a garage is a true reflection of a brilliant family home. The fully enclosed Northwest facing rear garden is a great space to relax in the evenings. This property offers great potential for extension.

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.

Ideally located within a 5/10-minute walk 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 catchment for Comberton Village college.

Agents note-***The property is offered for sale with no upward chain***

Front Aspect





Entrance Hall

W/C

4'42 x 4'0 (1.22m x 1.22m)

Lounge/Diner

13'84 x 22'54 (3.96m x 6.71m)

Study

11'36 x 6'35 (3.35m x 1.83m)

Kitchen

8'88 x 9'10 (2.44m x 3.00m)

Inner Hallway

First Floor Landing

Bedroom 1

12'01 x 11'03 (3.68m x 3.43m)

Bedroom 2

11'99 x 10'34 (3.35m x 3.05m)

Bedroom 3

11'3 x 8'36 (3.43m x 2.44m)

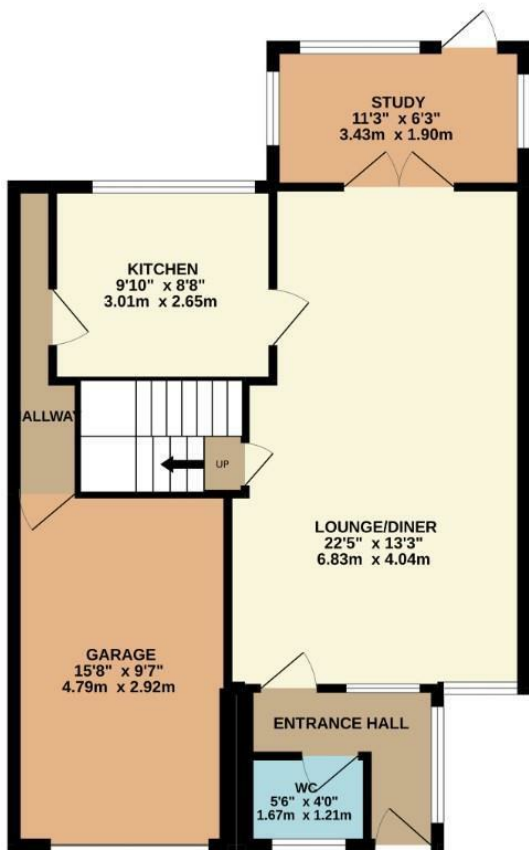
Bathroom

8'91 x 7'28 (2.44m x 2.13m)

Rear Garden

Garage

GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.

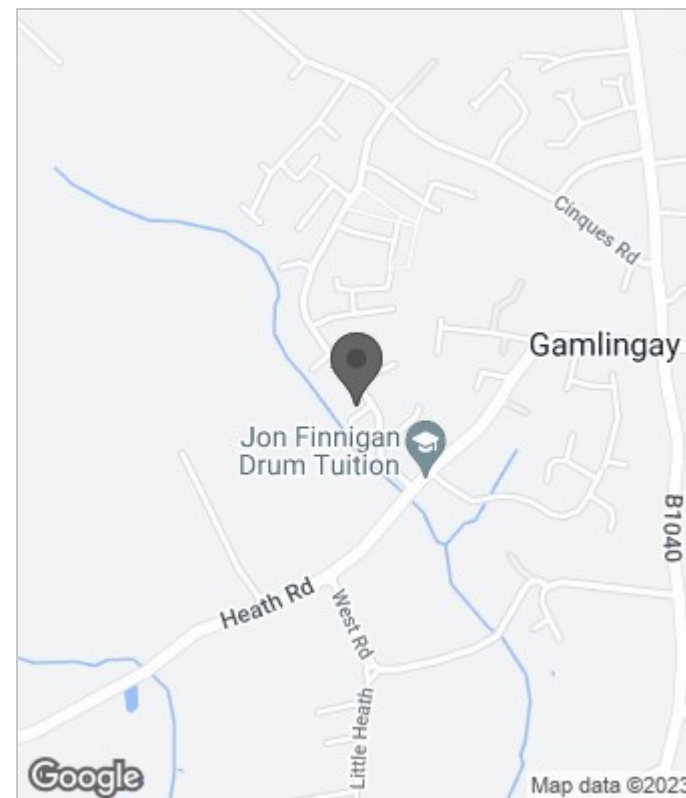


1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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.
Made with Metropix ©2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.