



Fairfield, Gamlingay, SG19 3LG
Guide Price £500000 to £525000



LATCHAM
DOWLING
ESTATE AGENTS

GUIDE PRICE £500,000 TO £525,000

Latcham Dowling are delighted to offer for sale this wonderful 4/5 bedroom detached home situated on a corner plot in this popular village.

Now the home offers great range of versatility with the downstairs room that is currently used as a bedroom but really could be a second bedroom, studio, home office or even a cinema room the choice is yours!! On top of that you have a well appointed kitchen, separate dining room and a lovely dual aspect lounge with fireplace. A useful utility room and W.c complete the ground floor accommodation.

Upstairs there is an airy galleried landing. The master bedroom is a great size and has a range of fitted bedroom furniture as well as a shower room. There are three further good sized bedrooms and a family bathroom.

Now the Wrap around, Southerly aspect garden is a real find. As well as being larger than average, it is completely private and is a wonderful garden for entertaining.

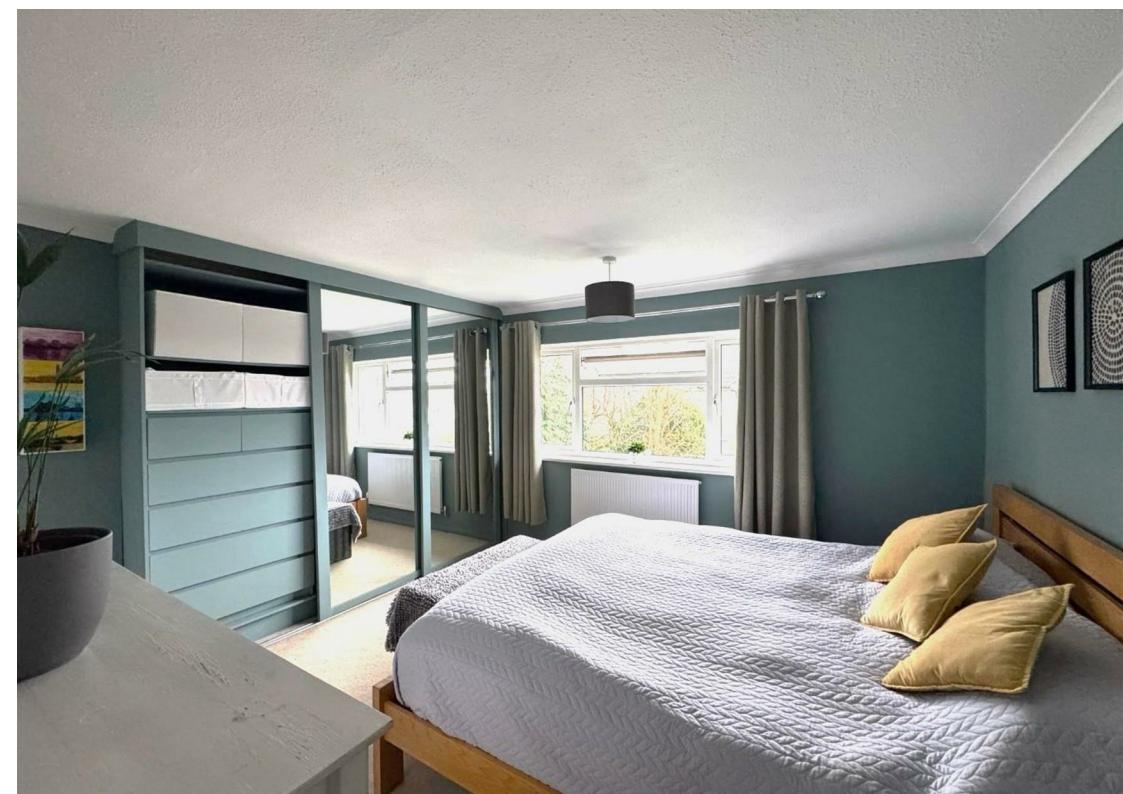
To the front there is a recently re-laid driveway with parking for three cars and the double width garage door gives access to a great storage area for tools/bikes etc. Of course the rear part of the garage was converted to form the additional bedroom/ reception room but could be converted back to a double garage should you need!

This is great home that offers so much and did i mention it is in the Comberton School catchment which was rated 'Outstanding' on the 19/11/2024!!!!

This will make someone a great family home and an early viewing is highly recommended.

Entrance

Entrance Hall





W.c

Dining Room

11'4 x 9'3 (3.45m x 2.82m)

Lounge

17'5 x 11'7 (5.31m x 3.53m)

Kitchen

11'3 x 11'3 (3.43m x 3.43m)

Utility Room

5'4 x 5 (1.63m x 1.52m)

Inner hallway

Bedroom/Family Room

14'6 x 12'4 (4.42m x 3.76m)

First Floor

Landing

Bedroom One

12'7 x 11'3 (3.84m x 3.43m)

Shower Room

5'9 x 2'9 (1.75m x 0.84m)

Bedroom Two

12' x 9'9 (3.66m x 2.97m)

Bedroom Three

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

Bedroom Four

11'3 x 7'1 (3.43m x 2.16m)

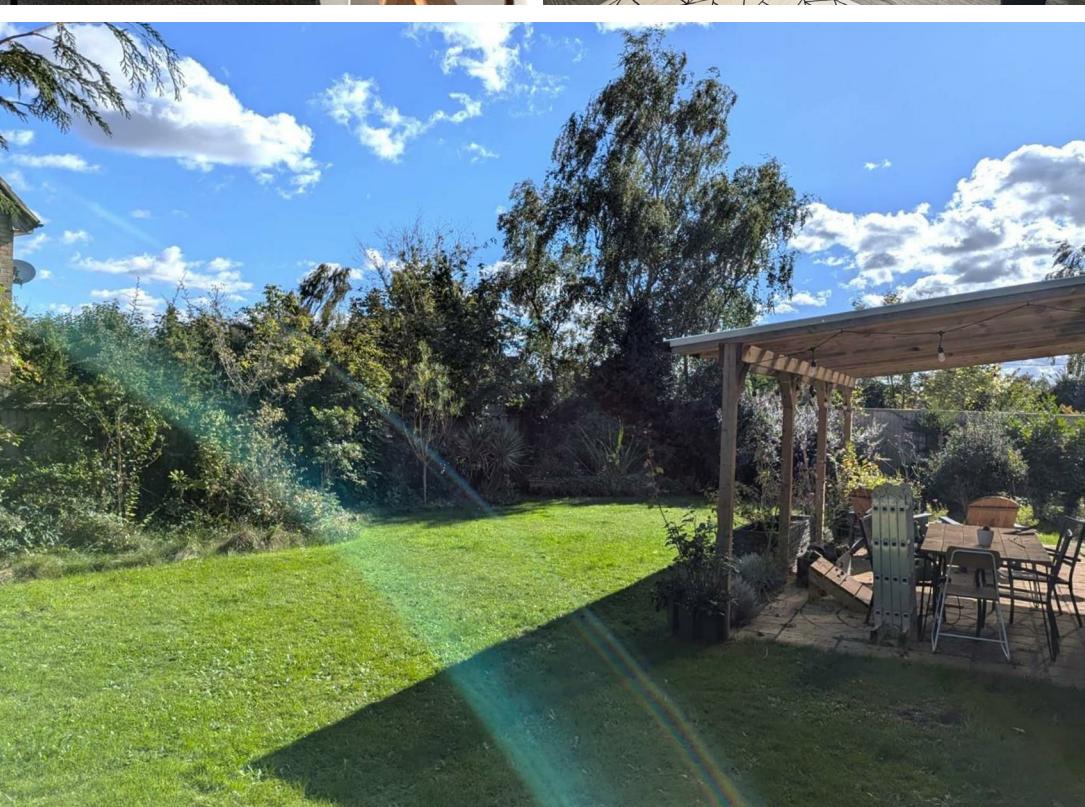
Family Bathroom

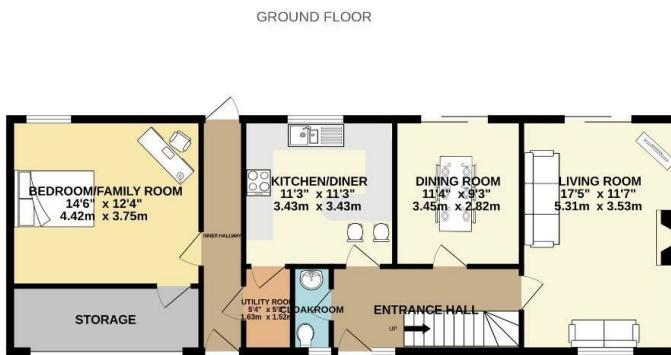
Outside

Front

Rear garden

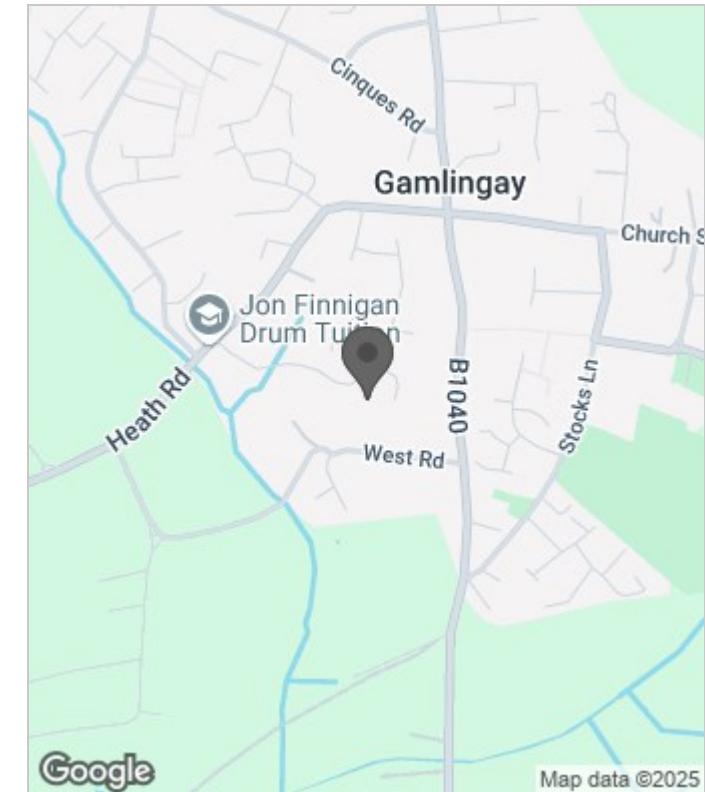
Storage/Garage





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		
(81-91) B	83	
(69-80) C	73	
(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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