



Wales Drive, Gamlingay, SG19 3FB
Guide price £600,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****GUIDE PRICE £600,000 - £635,000*****

We are delighted to offer for sale this beautifully presented detached executive family home sitting on a good size walled plot. The property benefits from separate reception rooms, open plan fitted kitchen / breakfast room opening into a vaulted dining room, which has bi folding doors opening to the rear garden. A cloakroom and utility room, complete with integrated Neff washing machine complete the ground floor accommodation.

To the first floor are four double bedrooms with the vaulted master bedroom having an en-suite shower room .There is a four piece family bathroom suite.

Externally there is an enclosed rear & side garden with large patio providing an excellent outdoor entertaining space & and a double garage, with EV charger point & driveway parking for two vehicles. In addition there are Solar panels thus helping with electric bills.

Built by Morris Homes in 2022 to the 'Winster' design the property benefits from the balance of the NHBC guarantee that has circa 7 years remaining.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village falls within the Comberton School catchment area & offers an extensive range of shops & local amenities including the award winning Eco Hub which is a successful community and business centre serving the village of Gamlingay and the surrounding area.

Within the village are a variety of spots for open walks in the local countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

This is a great family home and wants for nothing and an early viewing is highly recommended.

Entrance

Entrance Hall

Cloakroom





Study
11'11 x 9'10 (3.63m x 3.00m)

Living Room
18'6 x 12'4 (5.64m x 3.76m)

Kitchen/breakfast room
18'4 x 16' (5.59m x 4.88m)

Dining Room
11'8 x 10'4 (3.56m x 3.15m)

Utility room

First Floor

Landing

Bedroom One
16'3 x 14'10 (4.95m x 4.52m)

En Suite

Bedroom Two
12'7 x 9'2 (3.84m x 2.79m)

Bedroom Three
12'8 x 9'2 (3.86m x 2.79m)

Bedroom Four
11'8 x 10'10 (3.56m x 3.30m)

Family Bathroom

Outside

Rear Garden

Front Garden

Double garage



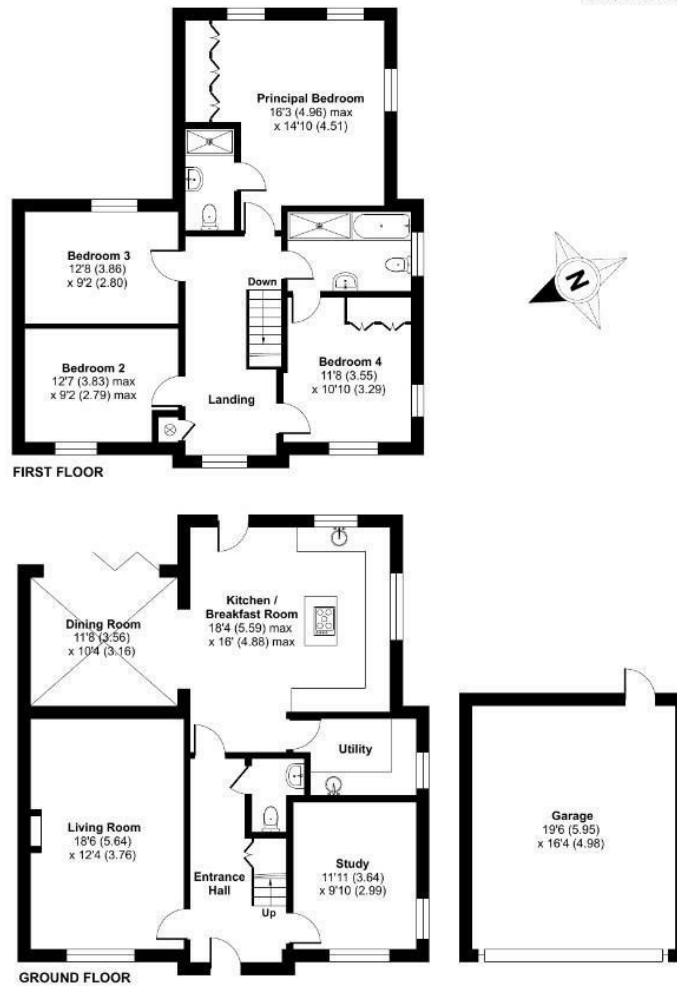
Wales Drive, Gamlingay, Sandy, SG19

Approximate Area = 1799 sq ft / 167.1 sq m

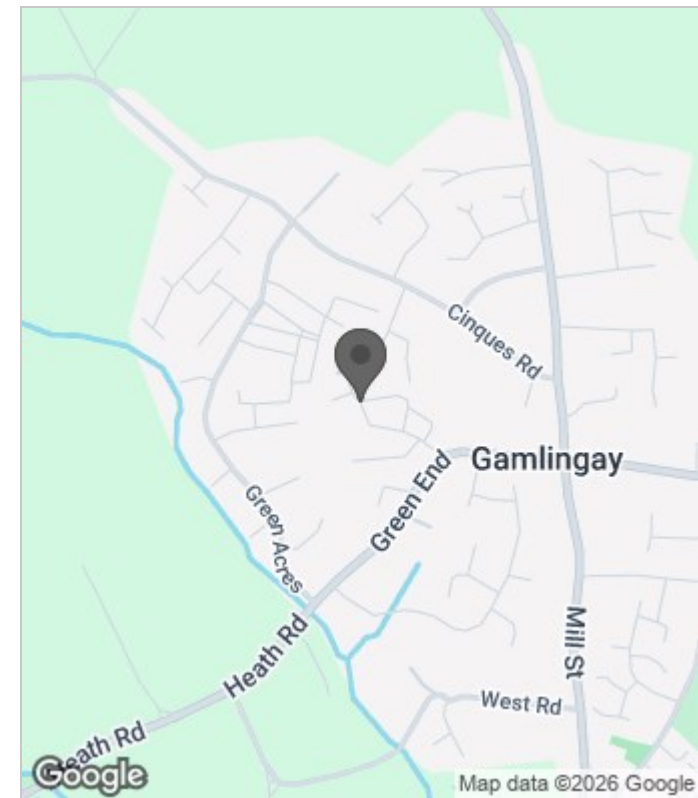
Garage = 319 sq ft / 29.6 sq m

Total = 2118 sq ft / 196.7 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). © nichcom 2026. Produced for Latcham Dowling Ltd. REF: 1457721



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(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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