



East Hatley, SG19 3JA, Cambridgeshire.

£600,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented, four bedroomed Chalet style bungalow set in the idyllic and peaceful location of East Hatley.

As you enter the property you have two ground floor bedrooms with a ground floor shower room. Directly to the right there is a refitted kitchen with a range of fitted appliances, high gloss units and Quartz worktops over. The lounge is located to the rear and being dual aspect with patio doors to both the rear and side, it exudes light. Off the lounge is a conservatory affording views of the wonderful garden and field beyond.

Upstairs you have two bedrooms including the master bedroom and both bedrooms benefit from fully refitted En Suites.

Now a real bonus is the double garage. This has currently been converted and is used as a pool room/games room but could easily be converted back to a garage as the electric garage door is still in place. This really is a very versatile room and could be used for a range of things such as gym, office, salon or whatever you choose.

Outside the property exudes peace and tranquillity with a good sized rear garden as well as a re-laid large driveway that could easily hold 4/5 cars.

With its rural setting, this property will suit someone who wants peace and quiet, plenty of countryside walks whilst not being far from all the amenities that Royston, Biggleswade and Sandy can offer.

East Hatley is in South Cambridgeshire, it lies between the villages of Gamlingay and Croydon, approximately 15 miles south-west of the city of Cambridge and approximately 12 miles south-east of the town of St Neots. There is a village Post Office/store and the walks in the area are wonderful. There are four mainline stations within in a short drive. These are Royston, Sandy, Biggleswade and St Neots. The property is also within the Comberton Village College catchment.

This is a great home and viewing is highly recommended.

**Entrance**

**Entrance porch**





**Entrance Hall**

**Lounge**  
17'6 x 11'11 (5.33m x 3.63m)

**Conservatory**  
13'10 x 7'11 (4.22m x 2.41m)

**Kitchen**  
9'1 x 9' (2.77m x 2.74m)

**Bedroom 4**  
8'11 x 8'1 (2.72m x 2.46m)

**Bedroom 3**  
11'11 x 11'1 (3.63m x 3.38m)

**Ground Floor Showerroom**

**First Floor**

**Landing**

**Bedroom One**  
13'9 x 8'8 (4.19m x 2.64m)

**En Suite**

**Bedroom Two**  
10'7 x 8'9 (3.23m x 2.67m)

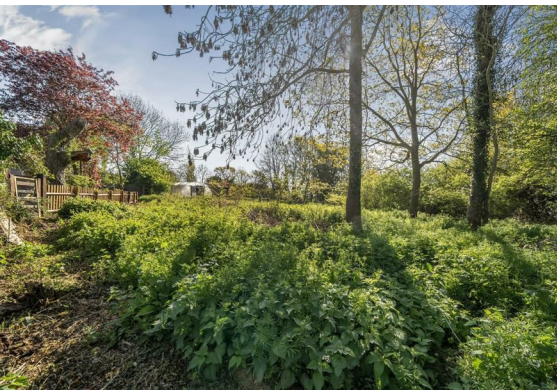
**En Suite**

**Games Room/Double Garage**  
16'9 x 14'8 (5.11m x 4.47m)

**Outside**

**Rear Garden**

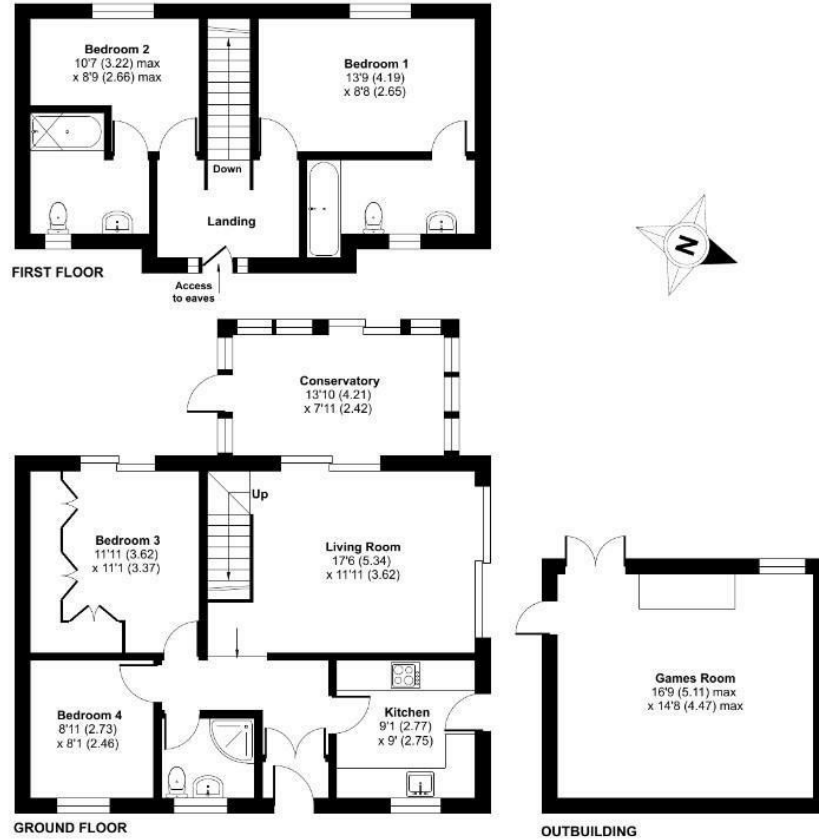
**Front Garden and Parking**



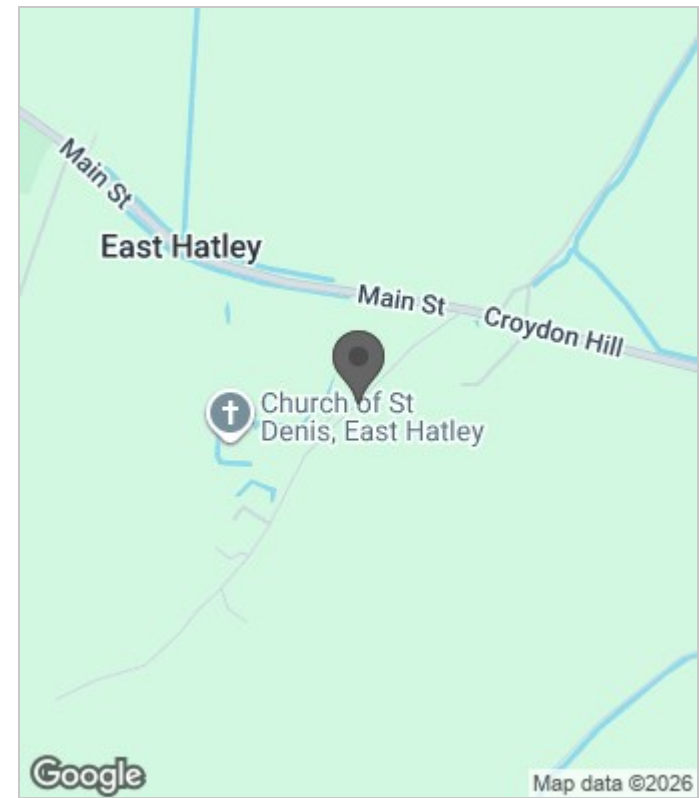
# East Hatley, Sandy, SG19

Approximate Area = 1173 sq ft / 108.9 sq m  
 Outbuilding = 246 sq ft / 22.8 sq m  
 Total = 1419 sq ft / 131.7 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). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1450052



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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