Bell Foundry Close, Gamlingay, SG19 3QU

£525,000

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LATCHAM DOWLING

ESTATE AGENTS

DETACHED BUNGALOW WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE LOCATION

Latcham Dowling Estate Agents are delighted to bring to the market this rarely available three bedroom spacious detached bungalow, tucked away in a peaceful cul-de-sac of just eight properties in the heart of Gamlingay, with the village shops and amenities just a few minutes level walk away. The property was built to an extremely high specification in 1999 by reputable local builders 'Swannell Brothers'.

The bungalow is extremely well presented with light and spacious accommodation and features a large L-shaped double aspect sitting room with dining area. The higher than average ceilings are a particular feature.

There are three bedrooms including the master bedroom with en suite shower room, a well fitted kitchen/ breakfast room with integrated appliances, a separate utility room and a spacious bathroom.
In addition, there is an enclosed level and landscaped rear garden with a substantial timber shed. The double garage is accessed via a remote controlled up and over door; it is also served with power, light and water. The block paved driveway provides parking for several cars.

The bungalow is offered for sale with no onward chain and viewings are strictly by appointment only.

Entrance Via

Entrance Hall

Sitting/ Dining Room
24'4 max x 19'4 max (7.42m max x 5.89m max)

Kitchen/ Breakfast Room
13'8 x 8'5 (4.17m x 2.57m)

Utility Room
5'11 x 5'1 (1.80m x 1.55m)

Bedroom One
15'8 max x 10'9 max (4.78m max x 3.28m max)

En Suite Shower Room
6'10 x 5'11 (2.08m x 1.80m)

Bedroom Two
10'9 x 10'9 (3.28m x 3.28m)

Bedroom Three
10'5 x 6'9 (3.18m x 2.06m)

Bathroom
9'4 x 6'9 (2.84m x 2.06m)

Double Garage
16'6 x 16'1 (5.03m x 4.90m)

Rear Garden
42' x 32' (12.80m x 9.75m)

Front Of Property

GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.

TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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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