



Total area: approx. 80.7 sq. metres (868.6 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		89
(81 to 91)	B		
(69 to 80)	C	77	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Beautifully presented and unique three bedroom detached family home situated in the heart of Langford close to open countryside and easy access to the A1 motorway and Biggleswade & Arlesey railway station.

The property boasts good sized accommodation and is presented in good decorative order throughout. There is a fitted kitchen with integrated appliances and double doors leading to an enclosed rear garden, a downstairs WC, a study and a light and airy living room with a bay window, Underfloor heating throughout downstairs. The garden is also South West facing.

Upstairs are three bedrooms, an en-suite shower room to the master bedroom, family bathroom and built-in wardrobes to bedroom 2 & 3.

Off road parking is provided by driveway and double gates. Viewing is highly recommended.



- Popular Village Location
- Corner Plot
- Ensuite to Master Bedroom
- Gated Off Road Parking
- Study/Family Room
- Under Floor Heating
- Cloakroom
- Enclosed Rear Garden