

Langford Road, Weston-Super-Mare, Somerset. BS23 3PG

£350,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Attractive extended Victorian family home at the cul-de-sac end of Langford road. This is a great sized home with lots of character and with all rooms generously proportioned.

With its flexible accommodation and ease of access to leisure and other local facilities, this would be the perfect home for a growing or an extended family.

Langford road is within about 20 minutes walking distance of the Seafront, train station, Tesco and the shops/cafes of Weston town. Also, within similar distance of Waitrose, Asda and Hutton Moor leisure centre with easy road access to Junction 21 of the M5

This lovely home is offered with no chain.

## FEATURES

- Deceptively Spacious and Characterful Victorian Home
- Good size Kitchen/Diner
- Three Reception Rooms
- Four Double Bedrooms ( One Downstairs )
- Three Bathrooms
- Double Garage and Off Street Parking
- Low Maintenance Courtyard Garden
- Flexible & Versatile Accommodation
- Walking Distance to Beach and Train Station
- UPVC Double Glazing and Hive Gas Central Heating



## ROOM DESCRIPTIONS

### Entrance

Enter via main front door opening into;

### Living Room

13' 0" x 13' 8" (3.96m x 4.17m) versatile nicely proportioned room, presently used as a 'snug' for those cold Winter months. Attractive modern Multi fuel woodburner, radiator, double doors though to :-

### Dining Room/Additional Reception Room

13' 0" x 13' 0" (3.96m x 3.96m) Spacious and light 'afternoon suntrap' living room with sliding patio door to the rear garden. The double doors between reception 1 and reception 2 can both be opened to create a larger family area, radiator.

### Kitchen

12' 0" x 13' 3" (3.66m x 4.04m) Well proportioned and bright room with UPVC double glazed windows to front aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated gas hob with oven under and extractor over, integrated dishwasher and stand alone fridge freezer included, space for good size dining table. Hive central heating. Pine saucepan shelf excluded.

### Downstairs Bedroom (Bedroom Four)

8' 0" x 9' 3" (2.44m x 2.82m) UPVC double glazed window to front aspect, currently in use as a small double bedroom previously used as home office with keypad door entry

### Shower Room

Velux window to ceiling, low level WC, vanity wash hand basin, enclosed shower with rainfall shower attachment, heated towel rail.

### Utility Room

Range of base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, wall mounted boiler.

### Sun Room (Additional Reception Room/ Home office)

16' 0" x 8' 9" (4.88m x 2.67m) currently used as a sun room/ home office. Built in bookcases.( small pine shelf excluded) Access through sliding patio door to rear courtyard garden. Access through internal door with keypad security to garage.

### Large Garage/ Workshop/ Hobby Room

24' 0" x 22' 0" (7.32m x 6.71m) With remote controlled electric roller door, range of storage.

### Stairs Rising to First Floor Landing

Fantastic mezzanine landing allowing for plenty of storage

### Bedroom One

12' 0" x 11' 3" (3.66m x 3.43m) UPVC double glazed window to front aspect, radiator and built in wardrobes.

### En Suite

UPVC double glazed obscure window to front aspect, enclosed shower with rainfall shower attachment, low level WC and wash hand basin, radiator.

### Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m) UPVC double glazed windows to rear aspect, two radiators.

### Bedroom Three

9' 0" x 9' 6" (2.74m x 2.90m) UPVC double glazed window to rear aspect, radiator.

### Family Bathroom

UPVC double glazed window to side aspect, three piece suite comprising low level WC, vanity wash hand basin, bath with hand held shower attachment, heated towel rail.

### Rear Garden

Enclosed courtyard rear garden with patio/ low raised borders/ attractive built in brick barbeque.

### Garage & Parking

Double garage presently used as garage/ workshop but could be used for storage/ hobby room/ home gym. Storage units included. Remote control electric roller door. Space for 2 cars in front driveway / car port. On street parking and shared side access lane to the garage.







FLOORPLAN & EPC

