



66 High Street, Langford, Biggleswade, Bedfordshire, SG18 9RU

£775,000


Beautiful individual detached family home situated in the heart of the village and backing onto the RIVER IVEL with superb views over the river and Henlow marshes. Offering bright and spacious accommodation over three floors to include original parquet flooring throughout the ground floor, two reception rooms and a hobby room overlooking the rear, three good sized bedrooms plus a large bathroom with separate shower and a loft conversion provides two additional bedrooms and a study area. Ample off road parking for 7/8 cars via the large in and out driveway plus a double garage with electric up and over door. Outside offers truly stunning views from the rear of the house from the large garden

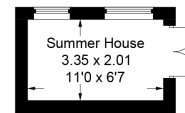
Lane &
BENNETTS

- INDIVIDUAL DESIGNED FIVE BEDROOM DETACHED
- AMAZING LOCATION BACKING ONTO THE RIVER IVEL
- SUPERB VIEWS OVER THE RIVER AND HENLOW MARSHES
- BRIGHT AND SPACIOUS ACCOMMODATION OVER THREE FLOORS
- LOUNGE + DINING ROOM + HOBBY ROOM
- FIVE BEDROOMS + STUDY/LANDING
- LARGE GARDEN WITH SUMMER HOUSE
- DOUBLE GARAGE & CARRIAGE DRIVEWAY WITH AMPLE PARKING
- COUNCIL TAX BAND F / EPC D

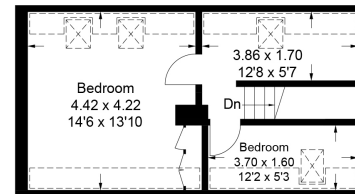
Approximate Gross Internal Area
 Ground Floor (Including Garage) = 115.8 sq m / 1,246 sq ft
 First Floor = 63.2 sq m / 680 sq ft
 Second Floor = 35.9 sq m / 386 sq ft
 Summer House = 6.9 sq m / 75 sq ft
 Total = 221.8 sq m / 2,387 sq ft



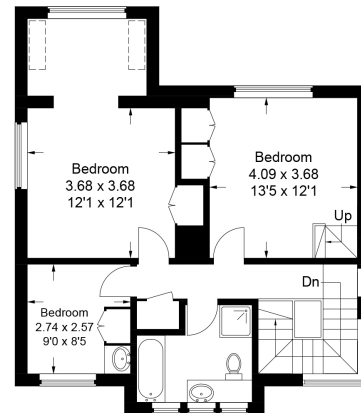
 = Reduced headroom below 1.5m / 5'0"



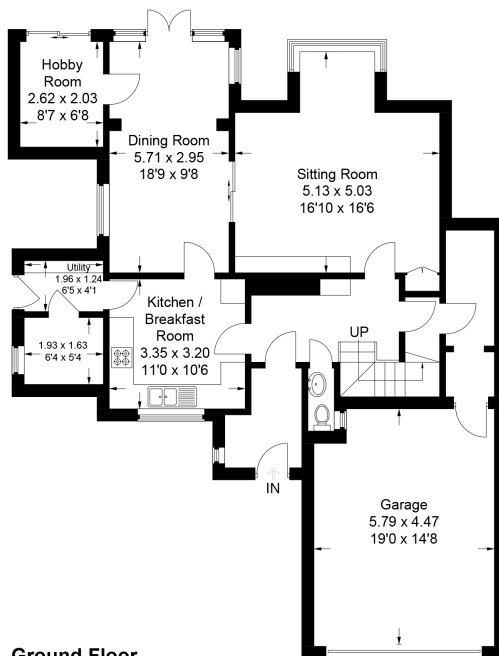
(Not Shown In Actual
Location / Orientation)



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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