



2, Denny Crescent

Langford, Biggleswade,
Bedfordshire, SG18 9QG
£300,000

country
properties

This 3 bedroom home situated in the popular village of Langford in a cul de sac location boasts spacious accommodation and excellent commuter links to A1m and rail link into London via nearby Biggleswade mainline station.

- 15ft Kitchen/Diner
- Good size rear garden
- Potential to create parking to the front subject to necessary consents
- Well regarded local schools
- New boiler installed 2017 and serviced annually
- South facing rear garden

Living Room

4.70m (into bay) x 3.56m (max) (15' 5" x 11' 8")

Double-glazed walk in bay window to front. Radiator. Feature fireplace with coal effect electric fire and wood surround. Multi-pane glazed door to kitchen.

Kitchen / Dining Room

4.60m (max) x 3.00m (max) (15' 1" x 9' 10")

A range of wall and base units with roll-edged worksurface over. Space for oven. Space and plumbing for washing machine. Stainless steel sink and drainer unit with swan neck mixer tap over. Wall mounted gas boiler. Built in cupboard. Double-glazed windows and door on to conservatory.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Radiator. Multi-pane glazed door to living room.



Conservatory

3.66m x 2.16m (12' 0" x 7' 1")
Double-glazed conservatory with doors to rear garden.
Porcelain tiled floor.

FIRST FLOOR

Landing

Doors to all bedrooms and bathroom. Loft access.

Bedroom 1

3.28m x 3.00m (10' 9" x 9' 10")
Double-glazed window to rear.
Radiator.

Bedroom 2

4.01m x 3.76m (13' 2" x 12' 4")
Double-glazed window to front.
Radiator. Built in cupboard.

Bedroom 3

2.82m (max) x 2.77m (max) (9' 3" x 9' 1")
Double-glazed window to front.
Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over, low-level WC and pedestal wash hand basin. Fully tiled walls. Obscured double-glazed window to rear.

OUTSIDE

Front Garden

Paved pathway leading to front door and access passage.
Potential to create driveway subject to any necessary permissions.

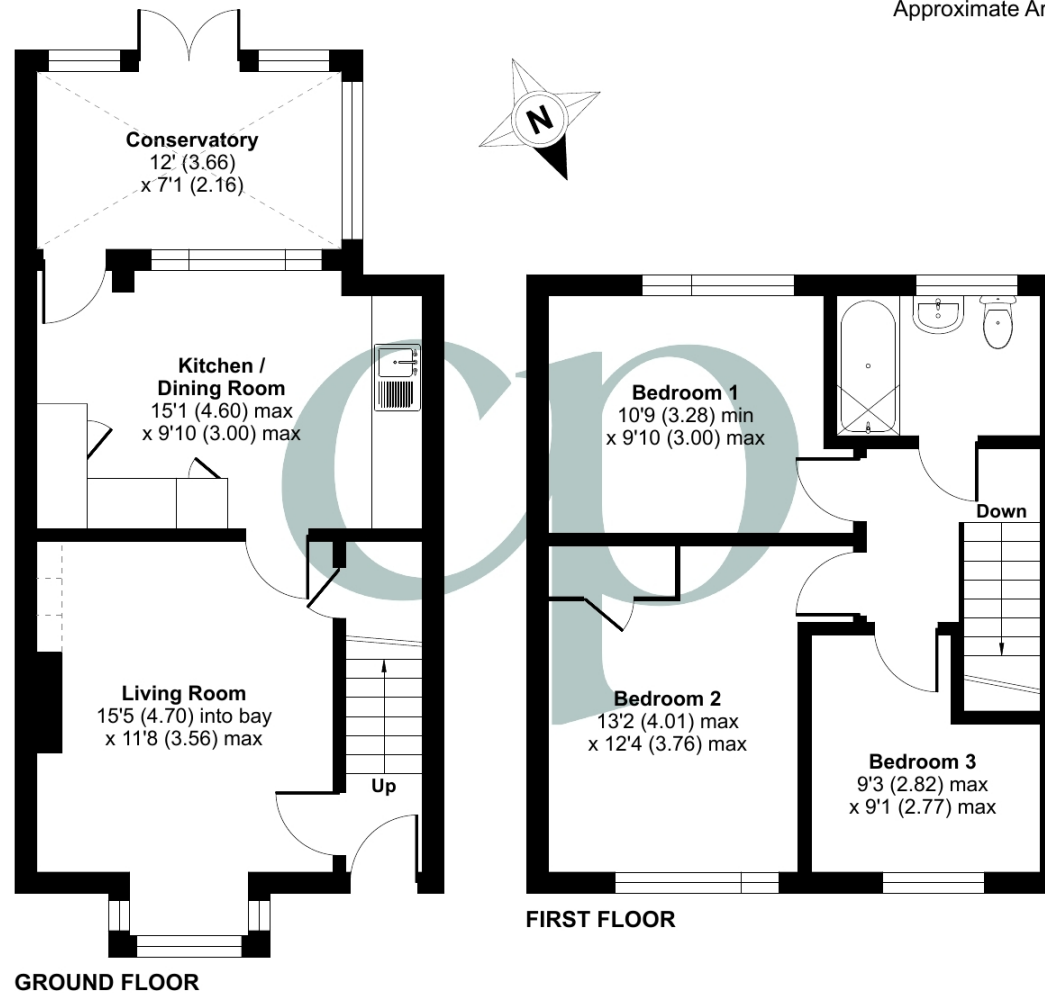
Rear Garden

Paved patio area with flower and shrub borders. Paved pathway through to further lawned garden with flower and shrub border.




Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1088113

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

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