



30 Riverside Gardens, Langford, Bedfordshire, SG18 9RZ

£450,000

Three-bedroom semi-detached home situated in this highly desirable cul-de-sac close to open countryside and riverside walks. Extended to the rear providing a family room overlooking the garden as well as having a lounge and dining area. Upstairs are three good sized bedrooms and a modern bathroom. Other benefits include a welcoming entrance hall with cloakroom, kitchen with oak units and a useful utility/storeroom. Outside is a south-easterly facing garden with patio and fully insulated and powered outside home office/gym with bi-fold doors. Off road parking is provided by a driveway for 6 cars plus a garage. Call to arrange a viewing.



- SOUGHT AFTER FAMILY HOME
- EXTENDED WITH FAMILY ROOM OVER LOOKING GARDEN
- THREE RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- DOWNSTAIRS CLOAKROOM
- 20FT OUTSIDE INSULATED/POWERED HOME OFFICE/GYM
- DRIVEWAY FOR 6 CARS + GARAGE
- CLOSE TO A1 MOTORWAY + RAILWAY STATION
- EPC C / COUNCIL TAX BAND D

Approximate Gross Internal Area
 Ground Floor = 82.5 sq m / 888 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Studio = 23.6 sq m / 254 sq ft
 Total = 148.6 sq m / 1,599 sq ft
 (Including Garage / Side Passage)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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