



Garfield, Langford, Biggleswade, Bedfordshire. SG18 9NG

Satchells



4 Bedroom Detached House

£525,000

An impressive four-bedroom detached family home located in the desirable village of Langford, offering bright and spacious accommodation, a stylish kitchen/dining room, West facing garden and superb access to schools, countryside walks, and transport links.

- Detached family home
- Two reception rooms
- Utility and cloakroom
- Ensuite to main bedroom
- Garage and driveway
- Enclosed West facing rear garden
- Popular village
- EPC rating C. Council tax band F



Ground Floor
Entrance Hall:

Entry via front door. Wood effect flooring. Doors leading to all rooms.

Living Room:

Abt. 19' 4" x 11' 11" (5.89m x 3.63m) Measuring just over 19ft, this naturally bright living room is a great space for any growing family. Feature bay window. Carpet flooring. Ceiling light.

Kitchen/Dining Area:

Abt. 9' 5" x 22' 3" (2.87m x 6.78m) A modern space with shaker style kitchen with Granite worktops, integrated appliances and Range style cooker. Two-seater breakfast bar. Inset sink with mixer tap and window above. Dining area with French doors leading to garden. Door to Utility room. Tiled flooring. Spotlights.

Utility Room:

Abt. 9' 5" x 5' 6" (2.87m x 1.68m) A functional room with additional storage, laminate worktop, stainless steel sink and drainer and under counter space for washing machine and dishwasher. Glazed door and window to garden. Wall mounted boiler. Tiled splashback areas. Tiled flooring.

Study:

Abt. 13' 9" x 8' 9" (4.19m x 2.67m) A versatile space that is best suited to a study, playroom or snug. Dual aspect windows. Carpet flooring. Ceiling light.

WC:

A modern suite comprising of a low level WC and wash hand basin. Radiator. Splash back tiling. Wood effect flooring.

First Floor

Landing:

Stairs rise to first floor with access to all bedrooms, family bathroom and airing cupboard. Window to front aspect. Carpet flooring. Radiator. Ceiling light.

Bedroom One:

Abt. 12' 0" x 11' 11" (3.66m x 3.63m) Large double bedroom with fitted wardrobes and ensuite shower room. Window to front aspect. Carpet flooring. Ceiling light.

Ensuite:

Three piece suite with low level WC, wash hand basin and double length shower. Wall tiling to shower and splashback areas. Radiator. Obscured window. Vinyl flooring.

Bedroom Two:

Abt. 12' 4" x 12' 2" (3.76m x 3.71m) Double bedroom with carpet flooring. Radiator and ceiling light. Window to rear aspect.

Bedroom Three:

Abt. 13' 5" x 8' 9" (4.09m x 2.67m) Double room with carpet flooring and ceiling light. Window to front aspect.

Bedroom Four:

Abt. 9' 8" x 11' 9" (2.95m x 3.58m) Currently used as an office but does lend itself to a small double or large single bedroom. Carpet flooring. Ceiling light. Window to rear aspect.

Bathroom:

Three piece bathroom suite with panelled bath, low level WC and wash hand basin. Full and half height tiled walls. Vinyl flooring. Obscured window.

Outside

Garden and Parking:

The garden, mainly laid to lawn with patio area, faces West and provides an ideal space for outdoor dining. The driveway offers parking for one car and is situated in front of the single garage. Side access runs from the driveway to the rear garden.

About The Area:

This popular village is well positioned for those looking for "Village Life" with good road links to the A1 and London. The nearby towns of Biggleswade and Arlesey offer commuter links into London's Kings Cross St Pancras via train, with a journey time of approximately 30 minutes.

The village itself offers a good local school and a range of amenities including a post office, general stores and pharmacy. With the added benefit of a range of

countryside walks on your doorstep. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No. Low

Mobile/Phone: Ok

Tenure: Freehold

Council Tax Band: F

Council tax payable: £3,565.45

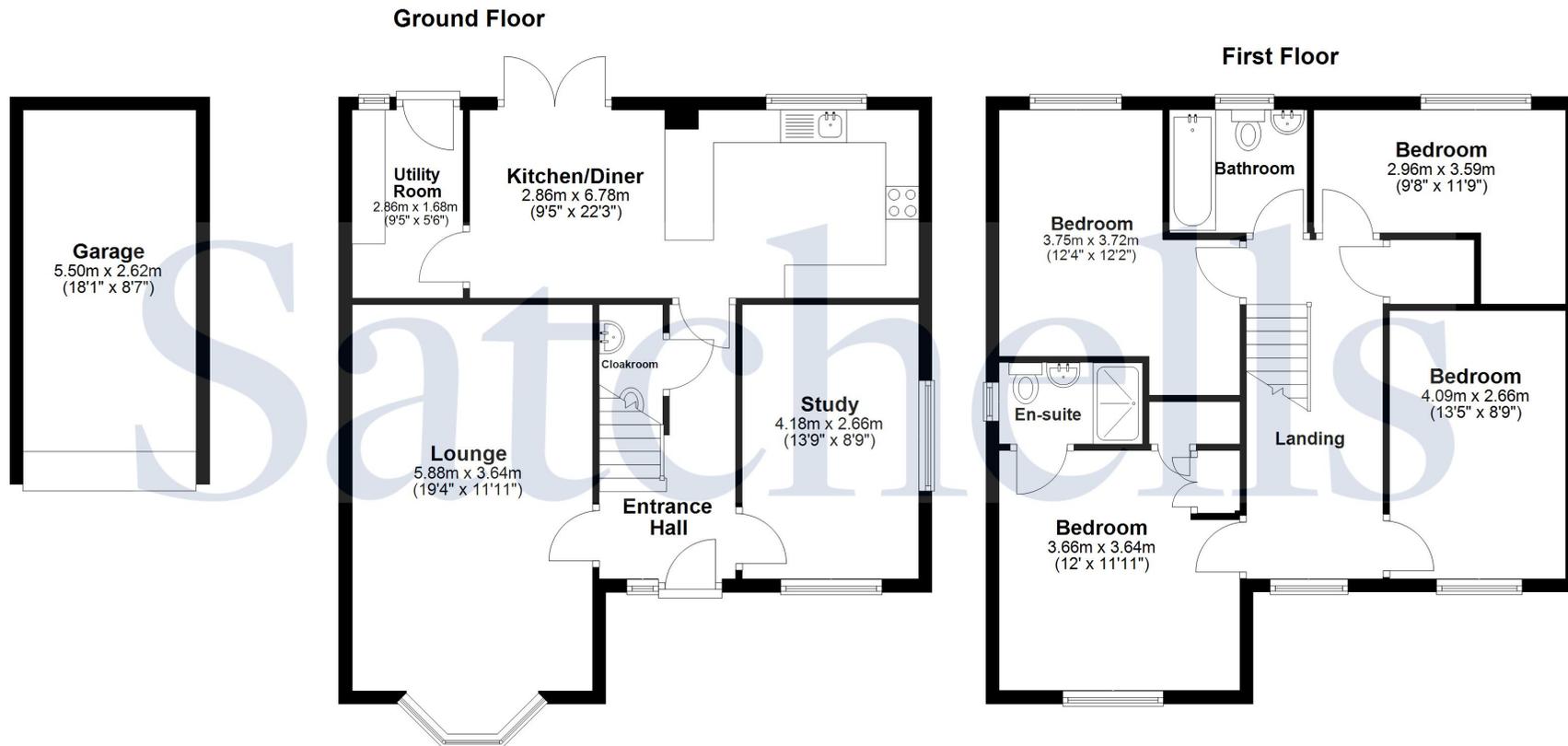
For further material information please contact the office marketing this property.





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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.