



Langford Road

Henlow,
Bedfordshire, SG16 6AF
Offers in Excess of £400,000

country
properties

Nestled in the sought after village of Henlow, this delightful 3 bedroom cottage is bursting with character and has been tastefully adapted and decorated to create a warm welcoming home.

The large rear garden has been beautifully maintained and boasts an exceptional array of plants, shrubs, trees and backs on to further farm land and countryside walks.

- Surrounded by countryside walks
- Immaculately presented throughout
- Newly added driveway for up to 3 cars
- Exceptional large east facing rear garden
- Character features throughout including functioning fireplace
- Easy access to A1(M)
- Garden summer house with power and light to remain
- Well regarded local schooling
- Nearby the well regarded Champneys health and spa resort
- Easy access to Arlesey mainline train station with direct links to London St Pancras in under 40 minutes

Ground Floor

Entrance

Obscure double glazed door into Dining Room.

Dining Room

13' 7" x 9' 2" (4.13m x 2.79m) Window to front aspect. Parquet flooring. Radiator. Archway into Kitchen/ Breakfast Room and door into Living Room. Stairs rising to first floor.

Living Room

17' 2" x 10' 11" (5.22m x 3.33m) Window to front aspect and two windows to rear aspect. Feature open fireplace. Internal window to Kitchen. Stairs rising to first floor. Wood parquet flooring. Two radiators. Glazed panel to Kitchen/ Breakfast Room.

Kitchen/ Breakfast Room

13' 7" x 7' 8" (4.15m x 2.34m) A range of wall and base units with worksurfaces over. Inset ceramic sink unit with swan neck mixer tap over. Tiled splashbacks. Electric oven and inset four burner gas hob. Space for fridge/freezer and washing machine. Quarry style tiled flooring. Radiator. Two windows to rear aspect. Internal window to Living Room. Part obscure patio door onto rear garden.

FIRST FLOOR

Landing

Fitted carpet. Window to rear aspect. Doors to all bedrooms and bathroom. Storage cupboard housing a boiler. Loft access.



Bedroom One

11' 6" x 11' 1" (3.50m x 3.38m) Master bedroom with window to front aspect. Stripped wood flooring. Radiator

Bedroom Two

15' 10" x 9' 3" (4.83m x 2.82m) Window to front aspect. Stripped wood flooring. Radiator.

Bedroom Three

11' 6" x 11' 1" (3.50m x 3.38m) Opening to third bedroom with window to rear aspect. Stripped wood flooring. Radiator.

Bathroom

White suite comprising pedestal wash hand basin, low level WC and panel enclosed bath with shower over. Fully tiled splashback wall. Wood effect vinyl flooring. Airing cupboard. Obscure window to rear aspect.

OUTSIDE

Front Garden / Driveway

Graveled front garden providing off road parking space for up to three cars. Flowers and shrubs borders, privet hedging and established Yew tree. Paved path to shared side access for gated access to rear garden.

Rear Garden

Large mature rear garden with various sections including paved patio area, stepping stones to next section of grassed lawn area with variety of established flowers, shrubs and trees including apple, pear, plum, fig and olive trees. Paved pathway to area with raised fruit and vegetable beds and a green house to remain. Garden pond. Brick build lean to. External water tap. Summer house with decking area to remain. Brick build store, garden shed and bin store. Archway and picket fence enclosed further patio area to rear with graveled seating area and another garden shed to remain. Gated access to fields to rear of the garden.

Summer House/Home Office

9' 9" x 9' 6" (2.98m x 2.90m) Fully insulated with power and light connected. Dual aspect windows and patio doors.





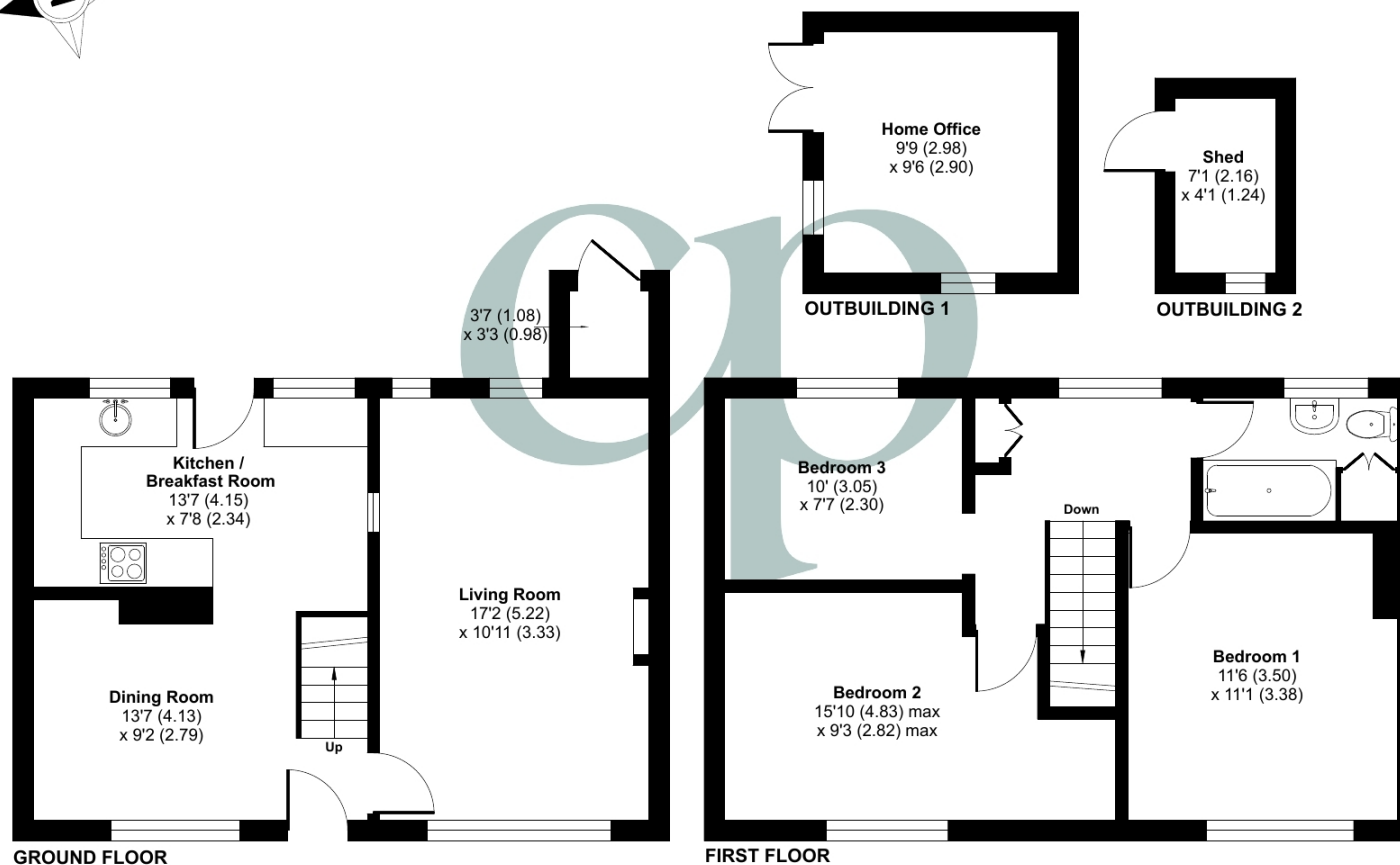
Approximate Area = 895 sq ft / 83.1 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 1028 sq ft / 95.4 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Country Properties. REF: 1303876

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Viewing by appointment only

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