



Tithe Farm Close, Langford, Biggleswade, Bedfordshire. SG18 9NE







## 4 Bedroom Detached House £510,000 Freehold

Located in a quiet cul-de-sac, this four bedroom detached family home is situated on a generous plot, with a large rear garden measuring approximately 90ft! Boasting a re-fitted bathroom and en-suite shower room, two reception rooms, single garage, driveway, conservatory and a large timber outbuilding/office with power!



- Four bedroom detached home
- Approx 90ft rear garden
- Garage and driveway
- Refitted bathroom en-suite
- Two reception rooms
- Large conservatory
- Kitchen/breakfast room
- Utility and downstairs cloakroom
- Large outbuilding/office
- Awaiting EPC. Council tax band F

## **Ground Floor**

### **Entrance Hallway:**

As you step into the entrance hallway there are glass double doors open into the living room. Further internal doors open to the dining room & kitchen. Stairs rise to the first floor landing. Carpeted. Double glazed window to front aspect. Alarm panel. Radiator.

### **Cloakroom:**

A two piece suite comprising a low level wc and wash hand basin. Double glazed window to front aspect. Carpeted. Radiator.

### **Kitchen/Breakfast Room:**

Abt. 9' 7" x 11' 11" (2.92m x 3.63m) Fitted with wood effect wall & base units and complimenting work surface. Integrated electric oven with four ring gas hob and extractor hood above. Sink and drainer with splash back, wine rack and space for a dishwasher and fridge freezer. There is also an ideal space for a small dining table. Tiled flooring. Double glazed window overlooking the rear garden. Spotlights. Radiator. Door to:

### **Utility Room:**

Abt. 5' 0" x 7' 1" (1.52m x 2.16m) Abt. 5' 0" x 7' 1" (1.52m x 2.16m) Fitted with matching wood effect wall and base units and worksurfaces. Stainless steel sink and drainer with splash back tiles. Space for a washing machine. Door to large larder cupboard. Double glazed door opening to rear garden. Tiled flooring. Radiator.

### **Dining Room:**

Abt. 9' 10" x 9' 6" (3.00m x 2.90m) A separate dining room ideal for entertaining, with double glazed window overlooking the front of the property. Carpeted. Radiator.

### **Living Room:**

Abt. 19' 7" x 11' 2" (5.97m x 3.40m) 19' 7" x 11' 2" (5.97m x 3.40m) Glass double doors open into the living room from the entrance hallway. A generous dual aspect room with double glazed window overlooking the front aspect and patio doors opening into the conservatory. Fireplace with brick surround and wooden mantel. Carpeted. Radiator.

### **Conservatory:**

Abt. 18' 3" x 15' 6" (5.56m x 4.72m) A large 18ft conservatory overlooking the private rear garden, providing additional versatile accommodation. This lovely space could be used as an additional sitting room, office, playroom or games room. Air conditioning unit. Tiled flooring.

### **First Floor**

#### **Landing:**

Doors to all rooms. Airing cupboard housing water tank and shelving. Hatch to loft space. Carpeted.

#### **Bedroom One:**

Abt. 11' 10" x 11' 6" (3.61m x 3.51m) A generous double bedroom with double glazed window overlooking the rear garden. Wood effect wardrobes and draws to remain. Carpeted. Radiator. Door to:

#### **En-Suite:**

This beautifully renovated en-suite shower room is fitted with stunning stone effect panelling. The low level wc and wash hand basin is finished with a bank of white gloss vanity units and complimenting work surface. Double walk in shower with Aqualisa shower system, rainfall shower head and additional hand held shower. Stainless steel heated towel rail. Grey wood effect flooring. Double glazed window.

#### **Bedroom Two:**

Abt. 9' 6" x 11' 4" (2.90m x 3.45m) A further double bedroom with double glazed window overlooking the rear garden. Carpeted. Radiator.

#### **Bedroom Three:**

Abt. 9' 11" x 9' 3" (3.02m x 2.82m) Situated to the front of the property with triple wardrobe and matching draws to remain. Double glazed window. Carpeted. Radiator.

#### **Bedroom Four:**

Abt. 7' 7" x 8' 6" (2.31m x 2.59m) Final bedroom with fitted wardrobes, currently being used as an office. Double glazed window overlooking the front aspect. Carpeted. Radiator.

**Family Bathroom:**

Re-fitted to a high standard, this beautiful family bathroom suite offers a panelled bath with shower over, fitting with an Aqualisa system and glass shower screen. Inset wall shelving. Marble effect wall panelling with complimenting wood effect flooring. Low level wc and wash hand basin fitted with a bank of wood effect base units and complimenting work surface. Stainless steel heated towel rail. Double glazed window to front aspect .

**External Rear Garden:**

A private rear garden measuring approximately 90ft in length. Mainly laid to lawn with mature shrubs. There is a large timber outbuilding/garden room with power, a great space to use as an office, gym or games room. Outside tap. Timber gate leads onto driveway. side door provides access to garage.

**Garage and Driveway:**

A single garage is located to the side of the property with parking in front for two cars. There is a further grassed area to front and side.

**The Local Area Langford and Surrounding:**

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 primary school and a range of amenities to include a post office, general stores, pharmacy, doctors' surgery and farm shop with the added benefit of a range of countryside walks on your doorstep. For those who like the countryside, there is a wide range of countryside walks nearby. 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.

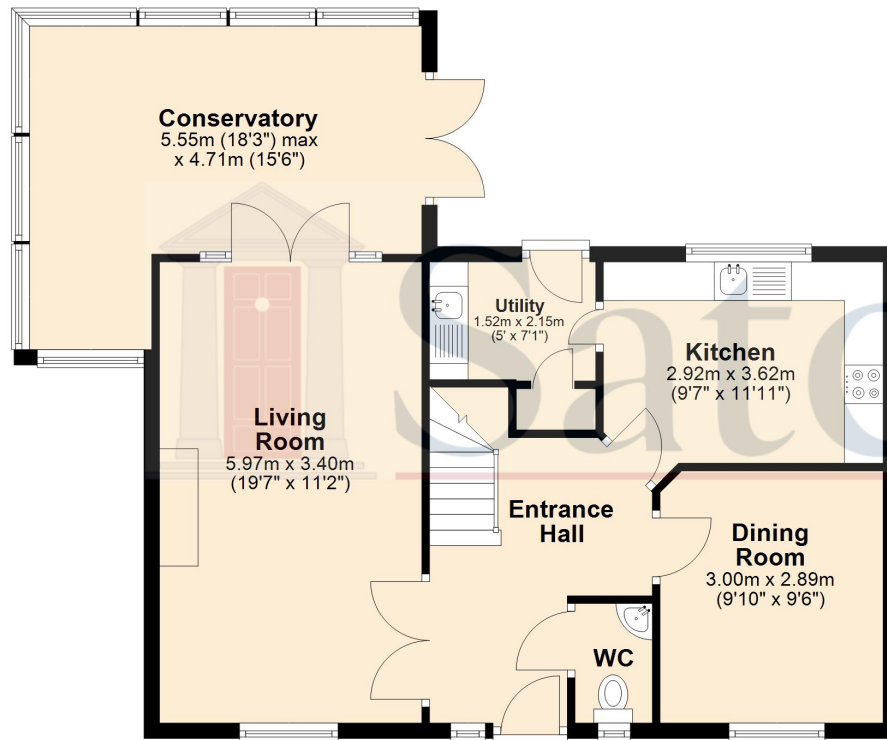




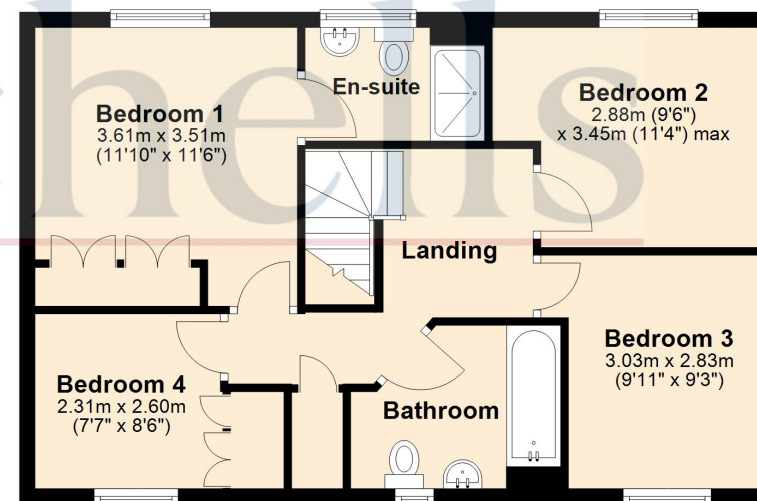


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## Ground Floor



## First Floor



For illustrative 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.