



Church Street
Langford, Biggleswade,
Bedfordshire, SG18 9QA
£425,000

country
properties

Offered chain-free this beautifully presented double bay-fronted Victorian two-bedroom home has been fully refurbished to an exceptional standard and is offered in superb condition throughout. Situated in the desirable village of Langford, the property also benefits from off-street parking for one vehicle to the rear, with further potential to create additional parking, subject to the necessary consents.

- Chain free – Just move in!
- Two double bedrooms
- Two large outbuildings in need of updating/reinstating
- Large Westerly facing rear garden
- Re-fitted 4 piece bathroom suite including roll top bath
- Re-fitted 15ft stylish Kitchen

Ground Floor

Living Room

15' 10" max x 13' 2" to bay (4.83m max x 4.01m to bay) Stripped wood flooring. Stairs raising to first floor. Double glazed walk in bay window to front aspect and double glazed window to rear aspect. Vertical radiator and further radiator. Victorian style open fireplace with timber surround and hearth. Multi pane door into dining room.

Dining Room

15' 7" into bay x 9' 11" max (4.75m into bay x 3.02m max) Double glazed bay window to front aspect. Stripped wood flooring. Vertical Radiator. Feature fireplace with built in cupboards to chimney recesses. Multi pane door into kitchen.

Kitchen

15' 6" x 8' 4" (4.72m x 2.54m) A range of wall and base units with roll edge work-surfaces over. High gloss brick effect splash backs. Inset one and a half bowl stainless steel sink/drain unit with mixer tap over. Space and plumbing for washing machine. Space for slimline dishwasher. Space for fridge/freezer. Built in electric oven and grill. Fitted gas hob with stainless steel extractor hood over. LVT flooring. Dual aspect double glazed windows to both sides and glazed window to rear aspect. Obscured double glazed door onto rear garden.



First Floor

Landing

Gallery landing. Loft access. Double glazed window to front aspect. Vertical radiator and doors to Bedroom One, Two and Bathroom.

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m) Master bedroom with dual aspect double glazed windows to front and rear aspect. Radiator. Picture rail.

Bedroom Two

12' 11" x 10' 1" (3.94m x 3.07m) Double glazed window to front aspect. Radiator. Picture rail.

Bathroom

Four piece bathroom suite comprising roll top bath with telephone mixer tap attachment, low level WC, pedestal wash hand basin and shower cubicle. Tiled splash backs. High gloss brick effect splash backs. Victorian style radiator/towel rail. Obscured double glazed window to rear aspect. LVT flooring. Storage cupboard housing wall mounted gas boiler newly installed in 2024.

Outside

Front garden

Front garden laid to lawn and shingle to side with central paved path to front door.

Rear Garden

Good size west facing rear garden laid to lawn with paved area. Brick outbuilding. Shared vehicle access to off road parking and large timber outbuilding in need of repair/updating.

Range of outbuildings

Brick built storage
Brick built double garage
*Timber outbuilding - 5.38m x 3.86m (17' 8" x 12' 8")

Agents Note:

*The timber outbuilding is in major disrepair and may not be repairable and could require demolishing.

Location

Langford

This property is situated in the Bedfordshire village of Langford. The village has good local facilities, including two general stores, a farm shop, post office, pharmacy, doctor's surgery, an excellent garden centre and lots of lovely country and riverside walks. Being close to good schools, this is a very popular location for families. There are excellent transport links to London plus shopping facilities in the nearby towns of Biggleswade and Hitchin.





Approximate Area = 926 sq ft / 86 sq m
Outbuilding = 220 sq ft / 20.4 sq m
Total = 1146 sq ft / 106.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(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). © nche.com 2026. Produced for Country Properties. REF: 1141833



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Viewing by appointment only

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