



48 East Road, Langford, Bedfordshire, SG18 9QN

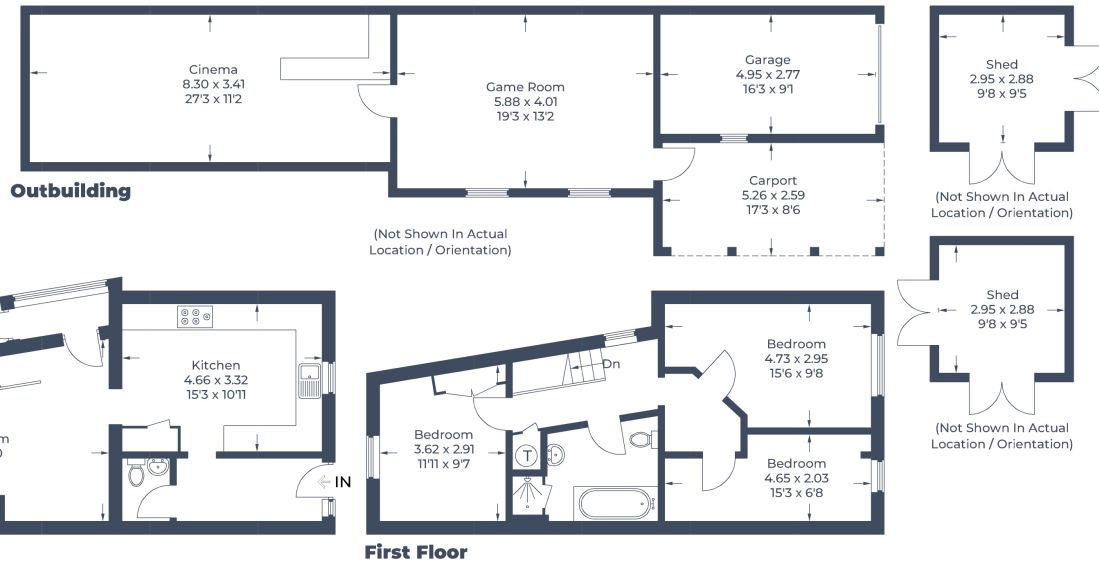
£385,000

THIS IS SOMETHING DIFFERENT - Three bedroom extended end of terrace home that comes with a LARGE OUTBUILDING incorporating an OFFICE/PLAYROOM + CINEMA ROOM - ideal for many uses. The house offers a good-sized lounge, spacious kitchen with quartz worktops and Range cooker with induction hob, downstairs cloakroom and three bedrooms plus upstairs bathroom. Outside is a south facing rear garden with patio area plus two 10ft square sheds and off road parking is provided by a car port and garage with electric roller door.



- THREE BEDROOM EXTENDED HOME
- OUTBUILDINGS INCLUDING CINEMA ROOM + GAMES ROOM
- IDEAL WORK FROM HOME BUILDING
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM WITH QUARTZ WORKTOPS + RANGE COOKER
- REAR PORCH + CLOAKROOM
- UPSTAIRS BATHROOM
- GOOD SIZED SOUTH FACING GARDEN
- TWO 10FT SQUARE SHEDS + SLATE/CHIPPING SEATING AREA
- OFF ROAD PARKING/CAR PORT + GARAGE WITH ELECTRIC ROLLER DOOR

Approximate Gross Internal Area
 Ground Floor = 50.5 sq m / 543 sq ft
 First Floor = 47.9 sq m / 515 sq ft
 Outbuildings = 69.4 sq m / 747 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 181.4 sq m / 1,951 sq ft
 (Excluding Carport)



Ground Floor

First Floor

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