



Langford, Biggleswade, Bedfordshire. SG18 9DZ





## 4 Bedroom Detached House

### £650,000 Freehold

An attractive FOUR BEDROOM family home situated on a small, IDYLIC CUL-DE-SAC Within the popular village of Langford. With AMPLE PARKING, separate STUDY, SNUG and integral GARAGE, we highly recommend a viewing to appreciate this home.

- Four bedroom detached house
- Study
- En-suite to master
- Off street parking
- Single garage
- Private enclosed east facing garden
- Integrated kitchen appliances
- Wardrobes included
- Desirable village
- EPC rating C. Council tax band F

## Room Descriptions:

### Family Room (11'10" x 9'11")

Located to the front of the property with a double glazed Upvc window to front aspect. Coving to ceiling. Carpet flooring. Radiator.

### Study (7'9" x 3'1")

Bay window to front aspect. Oak flooring. Radiator.

### Living Room (16'16" x 11'11")

A bright and airy space with two windows to side aspect and feature gas fire with mantle. Coving to ceiling. Carpet flooring. Radiator. Double doors leading to dining room.

### Dining Room (12' x 12'5")

Located to the rear of the property and added as an extension in 2003, this dual aspect room provides lovely views into the garden with French doors leading out on to the patio. Carpet flooring. Radiator. Coving to ceiling.

### Kitchen/ Breakfast room (17'11 x 9')

Shaker style kitchen with matching wall and base units. Integrated appliances including washing machine, dishwasher. Freestanding oven included with hob and overhead extractor fan. Space for freestanding fridge/freezer. Granite slab for countertop protection. Window to rear aspect. Tiled splash back areas. Single door to garage and single door leading to the garden.

### Cloakroom

Comprising of low-level WC and wash hand basin with mixer tap and vanity

unit. Radiator. Oak flooring.

### Bedroom One (16'7" x 15'7")

Characterful room with en-suite shower room. Carpet flooring. Six door wardrobe. Window to rear aspect.

### En-suite

Comprising of power shower with sliding doors, low level WC, wash hand basin and chrome towel rail. Obscured window to rear aspect. Tiled flooring. Radiator. Mirrored wall hung storage cupboard.

### Bedroom Two (12'9" x 9'11")

Window to front aspect. Free standing wardrobe. Carpet flooring. Radiator.

### Bedroom Three (15'6" x 7'10")

Window to rear aspect. Carpet flooring. Radiator. Mirrored sliding door wardrobe.

### Bedroom Four (9'11" x 7'9")

Currently used as an additional office with window to front aspect and double door wardrobe. Carpet flooring. Radiator.

### Family Bathroom

Spacious bathroom comprising of a bath, power shower, low level WC, wash hand basin and chrome towel rail. Obscured window to front aspect. Tiled flooring and splash back areas. Storage cupboard.

## External:

East facing garden, mainly laid to lawn with patio area and paved walkway. Decked area to the rear and side access to the driveway. Outside tap. Large play house. To the front is a shingled driveway for three vehicles and access to the single garage.

## About the 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 local 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.

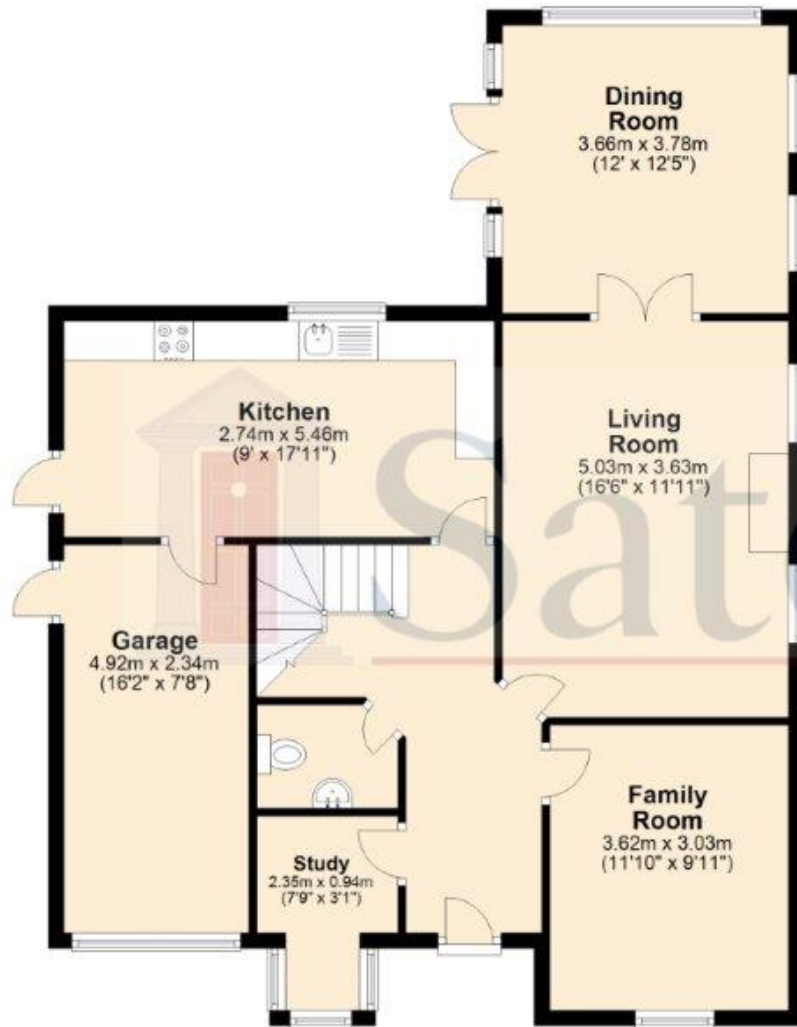
For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.



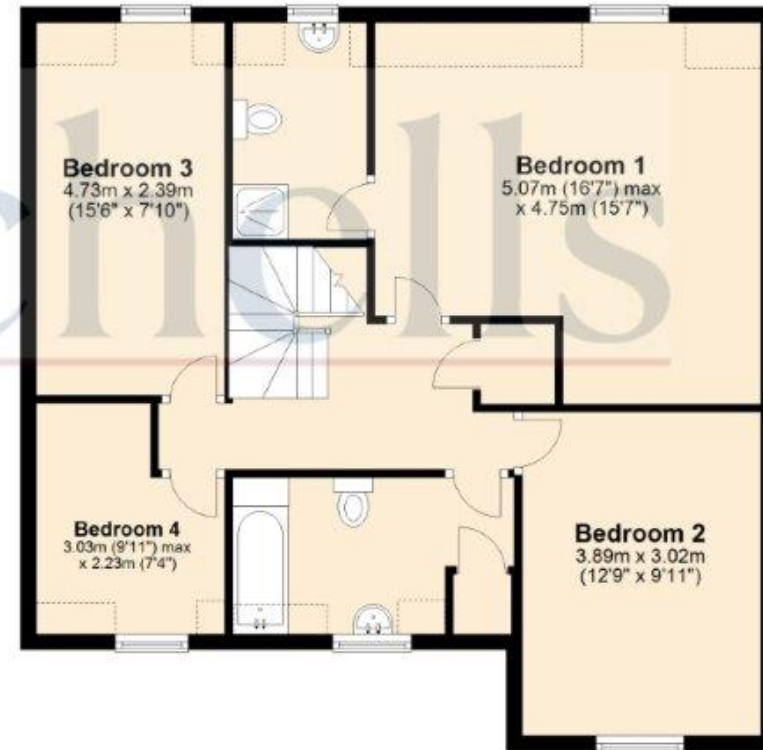


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



Total area: approx. 160.6 sq. metres (1729.0 sq. feet)

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.