



Garfield
Langford, Biggleswade,
Bedfordshire, SG18 9NG
£400,000

country
properties

This 4 bedroom home arranged over 3 floors is situated in a quiet cul de sac in the popular village of Langford and is offered with NO UPWARD CHAIN. The property is well presented and has excellent commuter links to the A1(M) and mainline station into London via nearby Biggleswade mainline station.

- Offered with no upward chain - Just move in !
- Paved driveway provides off road parking
- Master bedroom with fitted wardrobes and ensuite
- 16ft Kitchen/Diner
- Well presented throughout - just move in !
- Fully boarded loft - Ideal for additional storage space

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Stairs rising to first floor. Understairs storage cupboard. Doors into kitchen/diner, cloakroom and living room.

Cloakroom

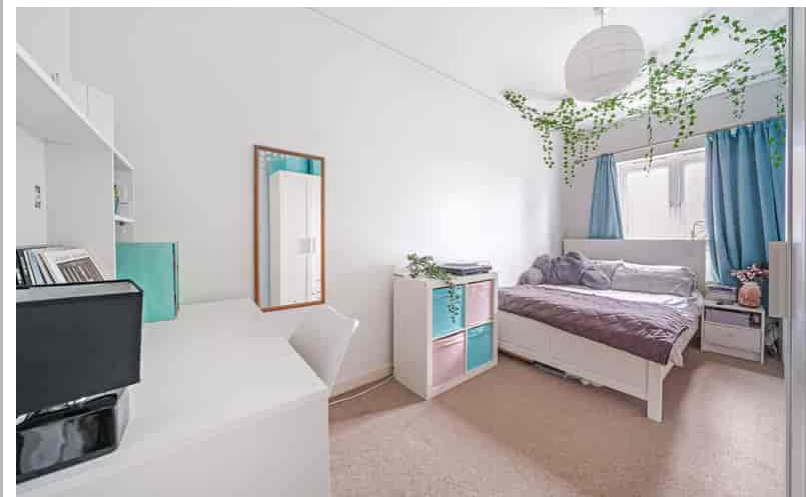
Low level WC. Pedestal wash hand basin with tiled splashbacks. Obscured double glazed window to front. Radiator. Wood effect flooring.

Kitchen/Dining Room

16' 3" x 8' 0" (4.95m x 2.44m) A range of wall and base units with roll edge worksurfaces over and tiled splashbacks. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Built in eye level electric oven and grill. Built in gas hob with stainless steel extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Ceramic tiled flooring. Double glazed window to front. Boiler enclosed in cupboard.

Living Room

15' 3" x 11' 10" (4.65m x 3.61m) Wood effect flooring. Radiator. Multi pane double glazed double doors with wing windows onto rear garden.



FIRST FLOOR

Landing

Doors into bedroom two, three, four and family bathroom. Stairs rising to second floor.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

12' 9" x 8' 0" (3.89m x 2.44m) Double glazed window to front. Radiator.

Bedroom Four

11' 10" x 6' 11" (3.61m x 2.11m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen. Splashbacks. Low level WC. Pedestal wash hand basin. Shaver point. Radiator. Obscured double glazed window to front.

SECOND FLOOR

Second floor landing

Door into bedroom one. Radiator. Airing cupboard housing mega flow water tank and shelving.

Bedroom One

14' 2" x 11' 10" (4.32m x 3.61m) Master bedroom with two velux windows with fitted blinds to rear. Built in wardrobes and fitted wardrobes. Radiator. Loft access to part boarded loft space. Doors to en suite.

En Suite

Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled splashbacks. Radiator. Velux window to front.

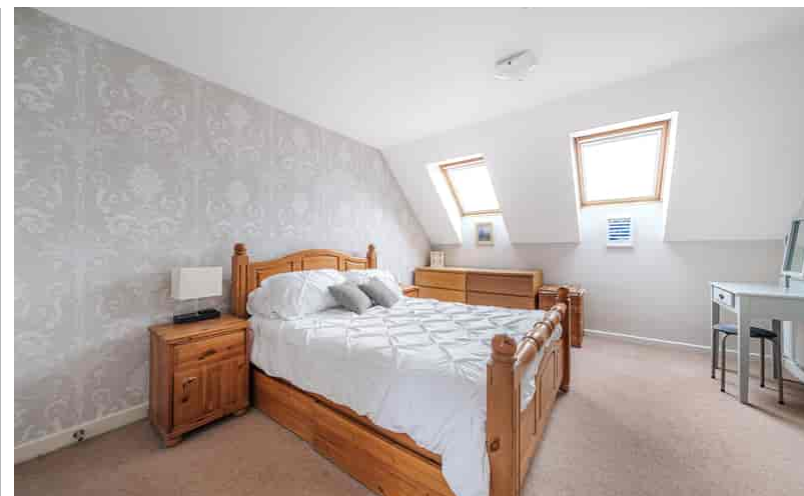
OUTSIDE

Front Garden

Paved path to front door. Off road parking space for one car.

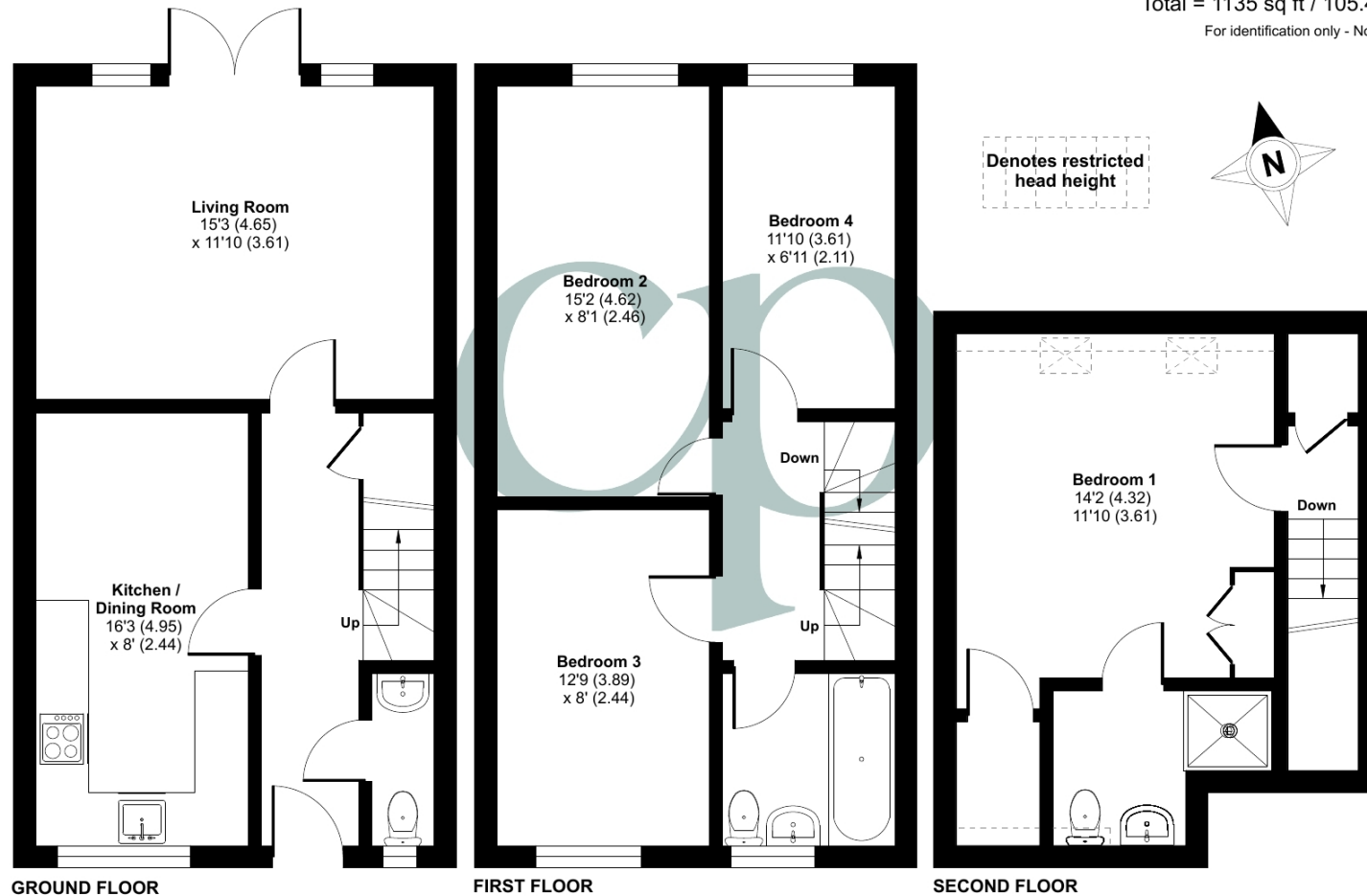
Rear Garden

Rear garden laid mainly to lawn. Paved patio area. Gated access to front. Service light. External water tap.



Approximate Area = 1123 sq ft / 104.3 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Total = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1175627

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
 T: 01462 834022 | E: stotfold@country-properties.co.uk
 www.country-properties.co.uk

country
properties