



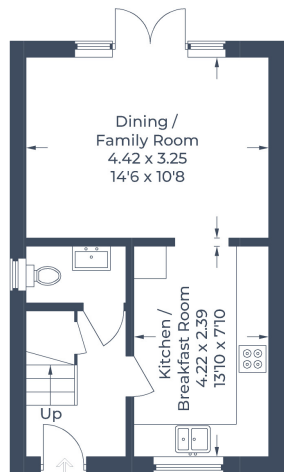
57 Garfield, Langford, Biggleswade, Bedfordshire, SG18 9NG

£525,000

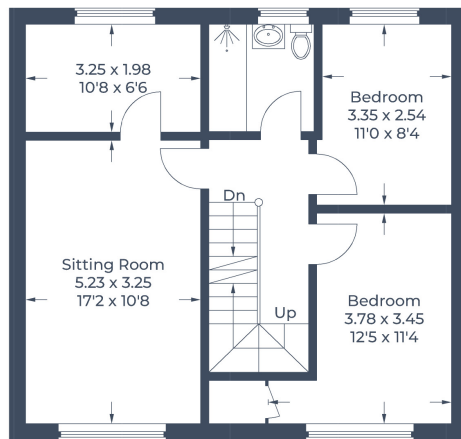
FOUR/FIVE BEDROOM detached house situated in the heart of the village within walking distance of the park, good schooling and open countryside. Offering generous accommodation over three floors to include a kitchen with dining/family room overlooking the garden, the first floor has a sitting room plus study/bed 5, two further bedrooms and a bathroom, the second floor has the guest bedroom, master bedroom and en-suite. Off road parking is provided by a driveway and carport and there is a maintenance free south facing garden to the rear



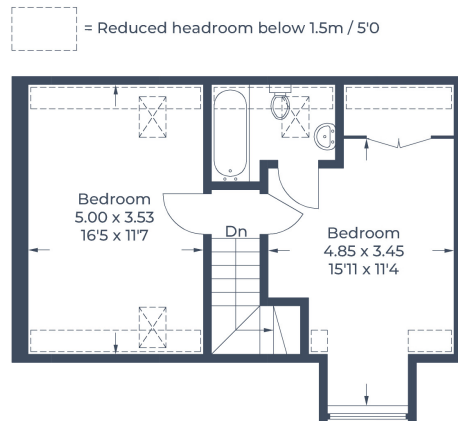
Approximate Gross Internal Area
 Ground Floor = 33.6 sq m / 362 sq ft
 First Floor = 58.5 sq m / 630 sq ft
 Second Floor = 40.9 sq m / 440 sq ft
 Total = 133 sq m / 1,432 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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- FOUR / FIVE BEDROOM DETACHED HOME
- HEART OF THE VILLAGE - CLOSE TO PARK + SCHOOL
- FAMILY/DINING ROOM
- GOOD SIZED SITTING ROOM
- STUDY/BED 5
- FOUR BEDROOMS + EN-SUITE + FAMILY BATHROOM
- DRIVEWAY/CAR PORT FOR TWO CARS
- EASY ACCESS TO A1 & LOCAL TRAIN STATION
- SOUTH FACING GARDEN
- COUNCIL TAX BAND F / EPC

