



16 Elderberry Close, Langford, Bedfordshire, SG18 9FS

Guide Price £575,000

Impressive four bedroom detached executive home in quiet cul-de-sac location. Well planned family accommodation to include lounge with media wall and Evonic fire, open plan kitchen/diner/family room with built in integrated appliances including double fridge/freezer, washing machine and tumble dryer plus Quartz granite worktops and utility room plus useful study/playroom. Upstairs are four good sized bedrooms with built in wardrobes to three of them and air-conditioning to 1 and 2. en-suite and family bathroom. Outside is a south facing rear garden with large Indian sandstone patio area plus the possibility of a hot tub*. Off road parking is providing by a single garage (with electric charger) and driveway for three cars.

AGENTS NOTE The owners have Architecture drawings, structural calculations and permission from the developer for a loft conversion to gain additional bedroom, office and en-suite.

- IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH MEDIA WALL + EVONIC FIRE
- 20FT KITCHEN/DINER/FAMILY ROOM + UTILITY ROOM
- INTEGRATED APPLIANCES + QUARTZ GRANITE WORKTOPS
- STUDY & CLOAKROOM
- AIR CONDITIONING TO BEDROOMS 1 + 2 PLUS BUILT IN WARDROBES TO 1/ 2 & 4
- SOUTH FACING ENCLOSED REAR GARDEN
- QUIET CUL DE SAC LOCATION CLOSE TO OPEN COUNTRYSIDE
- ARCHITECTURAL PLANS + STRUCTURAL CALCULATIONS FOR LOFT CONVERSION TO EXTRA BEDROOM + OFFICE + EN-SUITE