

country
properties

Whiteman Gardens
Langford,
Bedfordshire, SG18 9BZ
£800,000



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

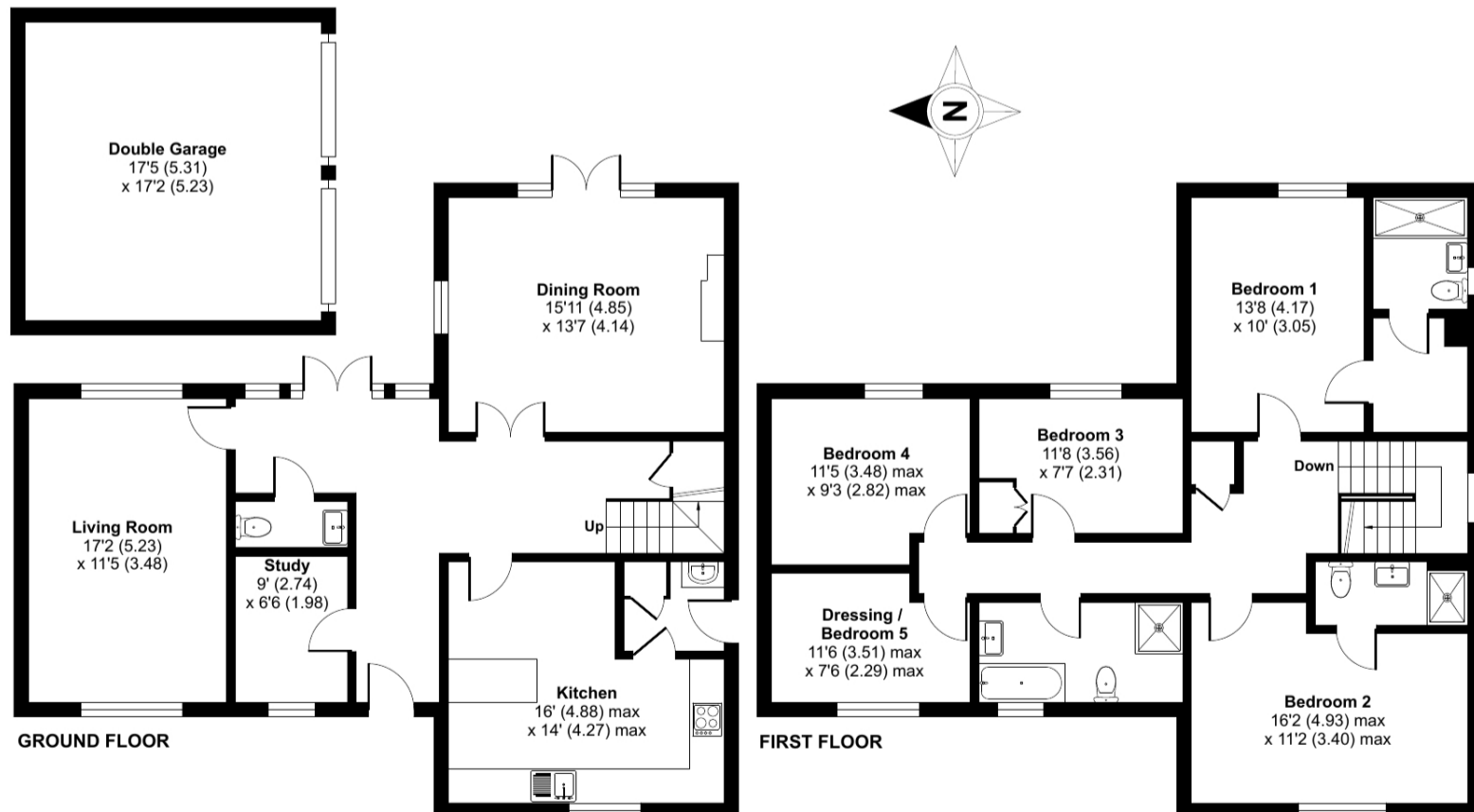
This 5 bedroom, 1,986 sq ft, detached home with double garage offers a spacious and versatile living space with a family friendly layout. It is set in a small cul de sac of similar homes and the private enclosed rear garden overlooks open fields.

- 16ft stylish kitchen / breakfast room with integrated appliances and separate utility room
- Excellent commuter access to A1(M) and mainline station at nearby Biggleswade (approx 44 mins to London St Pancras)
- Small cul de sac of similar executive homes
- Front garden with South facing courtyard area with paved patio. A great place to watch the sun go down!
- Double garage with power and light and parking in front
- Private rear garden with views over open fields
- Two en-suites and a family bathroom

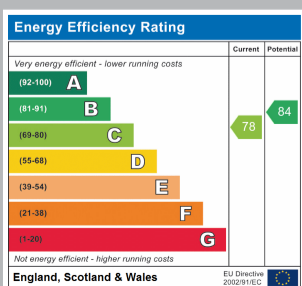


Approximate Area = 1986 sq ft / 184.5 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 2284 sq ft / 212.1 sq m
 For identification only - Not to scale

Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Country Properties. REF: 1077572



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.



Double-glazed window to side to half landing. Radiator. Airing cupboard housing hot water tank and shelving.

Landing

FIRST FLOOR

2.74m x 1.98m (9' 0" x 6' 6")
Double-glazed window to front. Radiator.

Study

Coal effect gas fire with stone surround and hearth.
window to side. Oak flooring. Two radiators. Double-glazed double doors with wing windows on to rear garden. Double-glazed

Dining Room

4.85m x 4.14m (15' 11" x 13' 7")
5.23m x 3.48m (17' 2" x 11' 5")
Double-glazed windows to front and rear. Radiator. Oak flooring.

Living Room

Low level WC and vanity wash hand basin. Feature tiled wall. Oak flooring. Radiator. Extractor fan.

Clockroom

lounge, study and clockroom.
cupboard. Door to kitchen, dining room, to first floor with under stairs storage wing windows on to rear garden. Stairs rising radiators. Double-glazed double doors with T shaped entrance hall with oak flooring. Two

Entrance Hall

GROUND FLOOR

4.88m x 4.27m (16' 0" x 14' 0")
Range of wall and base units with quartz work surfaces over. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap and filtered boiling and cold water tap and water softener. Built in Bosch electric double oven. Smeg inset five ring gas hob with quartz splashback and stainless steel extractor hood over. Integrated dishwasher. American style fridge freezer to remain. Ceramic tiled flooring. Peninsula with quartz work surfaces

Kitchen / Breakfast Room

integrated wine cooler. Radiator. Door to utility room.
Wall and base units with inset circular stainless steel sink with swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in cupboard. Extractor fan. Ceramic tiled flooring. Radiator. Double-glazed door giving access to both front and rear gardens.

Utility Room

4.85m x 4.14m (15' 11" x 13' 7")
Double-glazed double doors with wing windows on to rear garden. Double-glazed



Bedroom 1

4.17m x 3.05m (13' 8" x 10' 0")
Double-glazed window to rear. Radiator. Door to dressing room.

Dressing room

Door in to en-suite.

En-suite

Double shower cubicle, vanity wash hand basin and low level WC. Chrome heated towel rail. Tiled splashbacks. Extractor fan. Obscured double-glazed window to side.

Bedroom 2

4.93m x 3.40m (16' 2" x 11' 2")
Double-glazed window to front. Radiator.

En-suite

Double shower cubicle, vanity wash hand basin and low level WC. Chrome heated towel rail. Tiled splashbacks. Extractor fan.

Bedroom 3

3.56m x 2.31m (11' 8" x 7' 7")
Double glazed window to rear. Radiator. Loft access.

Bedroom 4

3.48m (max) x 2.82m max (11' 5" x 9' 3")
Double glazed window to rear. Radiator. Loft access.

Bedroom 5

3.51m (max) x 2.29m (max) (11' 6" x 7' 6")
Double glazed window to front. Radiator.



Bathroom

Four piece suite comprising panel enclosed bath, vanity wash hand basin, low level WC and double shower cubicle. Tiled splashbacks. Chrome heated towel rail. Extractor fan. Obscured Double glazed window to front. Ceramic tiled flooring.

OUTSIDE

Rear Garden

Paved patio area. Laid mainly to lawn with flower and shrub borders. Gated access to front. Outdoor lighting with up and down lighters. Power points.

Front Garden

Laid mainly to lawn enclosed by wrought iron railings on brick retaining wall with laurel hedge screening.

Courtyard Garden

South facing courtyard area to the front of the garden ideal for alfresco evenings.

Double garage and driveway

5.31m x 5.23m (17' 5" x 17' 2")
Two up and over doors. Power and light. Off road parking in front of garage.

LOCATION

Langford

This property is situated in the Bedfordshire village of Langford. The village has good local facilities, including two general stores, a farm shop, post office, pharmacy, doctor's surgery, an excellent garden centre and lots of lovely country and riverside walks. Being close to good schools, this is a very popular location for families. There are excellent transport links to London plus shopping facilities in the nearby towns of Biggleswade and Hitchin.

