



# 85, Church Street

Langford, Biggleswade,  
Bedfordshire, SG18 9QA

**£595,000**

country  
properties

This four bedroom well presented detached bungalow is tucked away on Church Street in the popular village of Langford. The property offers over 1,100 sq feet of versatile accommodation and benefits from a gated driveway providing off road parking x 6-7 cars and has a generous garden. Just a short stroll to local amenities with an abundance of countryside walks on your doorstep.

- Scope to adapt/extend the current layout - subject to the necessary planning consents
- 4 good size bedrooms - 2 with built in wardrobes
- Separate bathroom and shower room/cloakroom
- Solar panels offering savings on your energy bills
- A short stroll to village amenities including public house, post office, pharmacy, doctors, hairdressers and highly regarded schooling
- Generous garden perfect for those summer evenings
- Double garage with electric door and storage in eaves
- Separate hardstanding - perfect for a motor home

## GROUND FLOOR

### Porch

Tiled flooring. Partially glazed door in to hallway.

### Hallway

Doors to kitchen / dining room, living room and shower room/WC.

### Living Room

6.07m x 3.61m (19' 11" x 11' 10")  
Feature fireplace with log burning stove and slate hearth. Two radiators. Dual-aspect double-glazed windows to front and side.

### Kitchen / Diner

6.07m x 3.20m (19' 11" x 10' 6")  
Range of wall and base units with solid oak doors and quartz worksurface over. Stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Integrated stainless steel electric double oven. Induction hob with stainless steel extractor hood over. Space and plumbing for washing machine and dishwasher. Partially tiled walls. Radiator. Double-glazed windows to front and rear. Composite door to side providing access to rear garden.



## Shower Room/Cloakroom

Suite comprising low level WC, pedestal wash hand basin and fully tiled separate shower cubicle. Obscured double-glazed window to side.

## Inner Hallway

Doors to all bedrooms and bathroom. Airing cupboard housing hot water tank.

## Bedroom 1

4.17m x 3.20m (13' 8" x 10' 6")  
Double-glazed window to side. Radiator.  
Range of built in wardrobes.

## Bedroom 2

3.35m x 2.77m (11' 0" x 9' 1")  
Double-glazed window to rear. Radiator.  
Built in wardrobes.

## Bedroom 3

3.20m x 2.49m (10' 6" x 8' 2")  
Double-glazed window to side. Radiator.

## Bedroom 4 / Study

3.20m x 2.90m (10' 6" x 9' 6")  
Double-glazed window to side. Radiator.  
Wood effect flooring.

## Bathroom

Suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin and low-level WC. Radiator. Partially tiled walls. Obscured double-glazed window to side.

## OUTSIDE

### Rear Garden

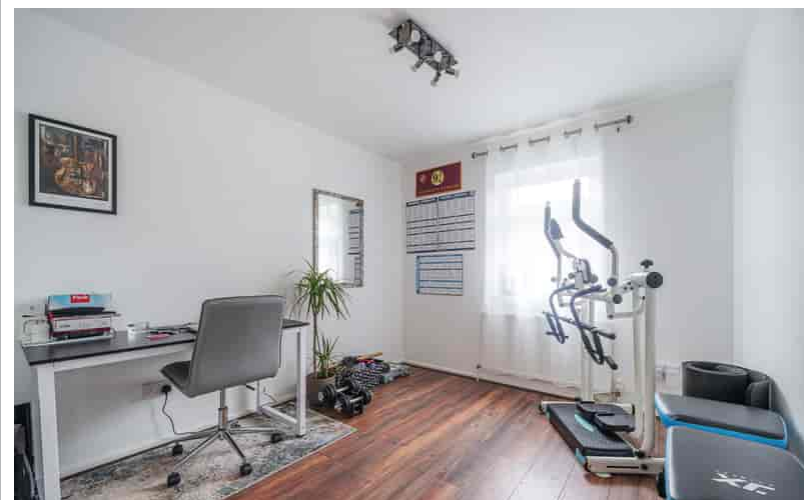
Paved patio area. Mainly laid lawn with flower and shrub borders. Gated side access to front. Outside tap. Brick built store housing gas fired boiler. Further side garden mainly laid to lawn with partially-glazed service door in to garage.

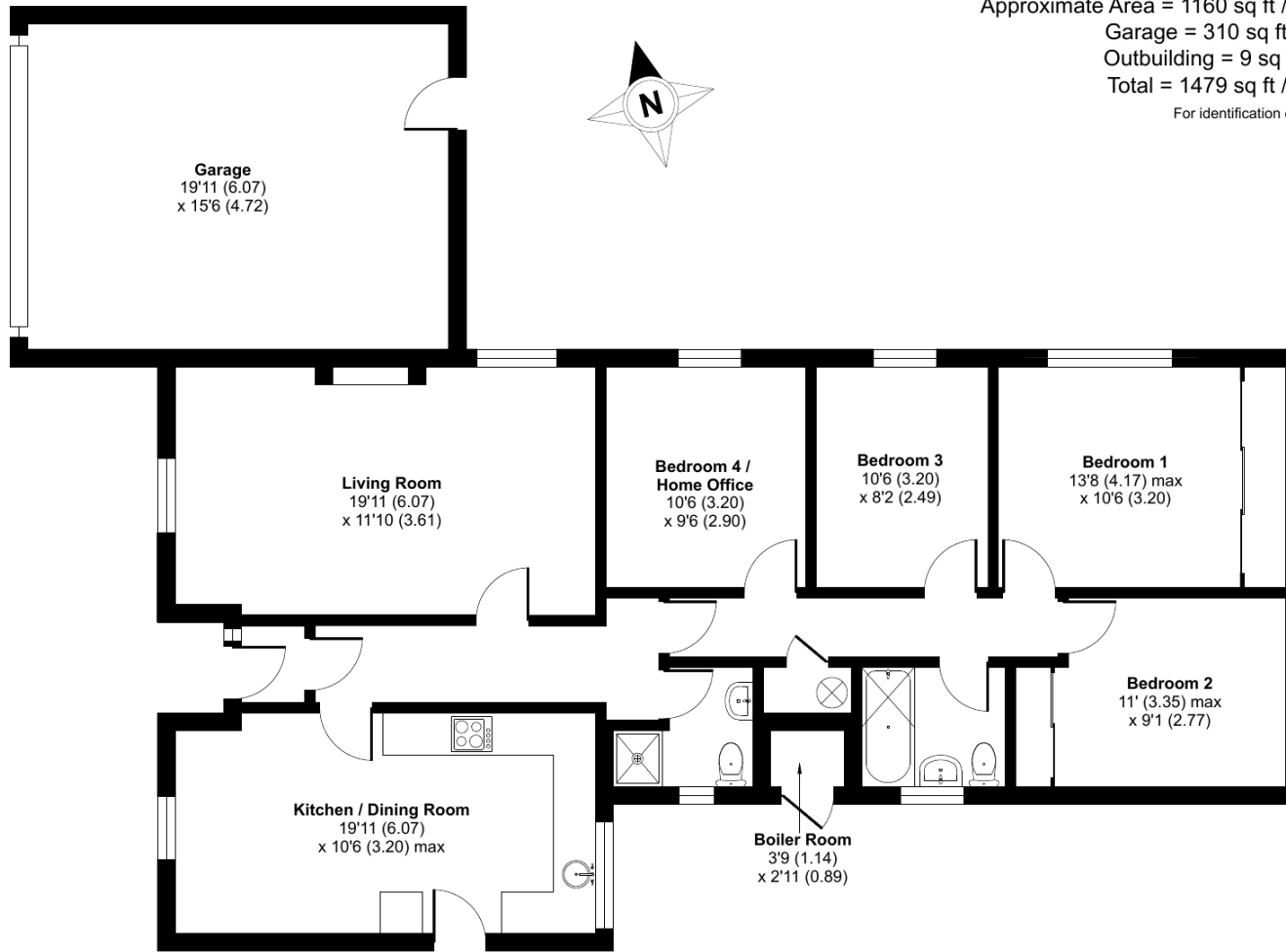
### Front Garden

Generous front garden mainly laid to lawn with mature tree's and shrubs. Gated block-paved driveway providing parking for 6/7 cars. Shingle borders. Block-paved hard standing - perfect for a motorhome !

### Double Garage

6.07m x 4.72m (19' 11" x 15' 6")  
Electric up and over door. Light and power. Controls and battery for solar panels. Personal door providing access to rear. Boarded eaves storage.





Approximate Area = 1160 sq ft / 107.7 sq m  
 Garage = 310 sq ft / 28.7 sq m  
 Outbuilding = 9 sq ft / 0.8 sq m  
 Total = 1479 sq ft / 137.2 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	79	
(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

**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1082206

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

## 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