



151, Church Street

Langford, Biggleswade,
Bedfordshire, SG18 9NX

£350,000

COUNTRY PROPERTIES
PART OF HUNTERS



A beautifully presented Victorian cottage with two bedrooms plus the benefit of a loft room (which does not have building regulation approval) is a great space to work from home. The living and dining area is spacious with a fire place and wood burner. The kitchen has been refitted, there is a separate utility room and cloak room to the rear. The master bedroom has a generous walk in wardrobe, good sized second bedroom and modern bathroom. The garden offers parking for two cars, summer house and measures approximately 120ft. Langford itself is a lovely village with well regarded local schooling and excellent commuter links into London.



- Two bedroom Victorian cottage
- Loft room currently used as office space
- 120ft rear garden with Summer House.
- Parking to rear for two cars
- Open planned living and dining area
- Feature fire place with wood burner
- Utility room and cloak room
- Modern kitchen and bathroom
- Village location





Room Sizes

Lounge - 3.6m x 3.1m (11' 10" x 10' 2")

Dining Room - 3.6m x 4.4m (11' 10" x 14' 5")

Kitchen - 3.6m x 3.0m (11' 10" x 9' 10")

Utility - 1.4m x 2.5m (4' 7" x 8' 2")

Bedroom 1 - 3.6m x 3.2m (11' 10" x 10' 6")

Dressing Room - 1.7m x 1.5m (5' 7" x 4' 11")

Bedroom 2 - 2.4m x 3.2m (7' 10" x 10' 6")

Bathroom - 1.7m x 2.5m (5' 7" x 8' 2")

Loft Room - 2.6m x 3.2m (8' 6" x 10' 6")



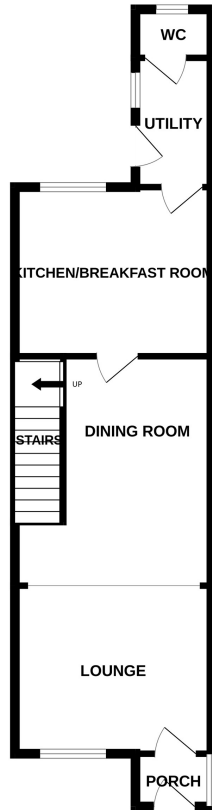
Location

Langford

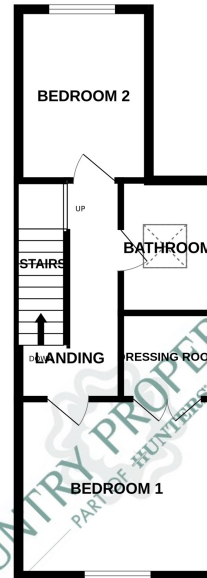
This property is situated in the Bedfordshire village of Langford. The village has good local facilities, including two general stores, a farm shop, post office, pharmacy, doctor's surgery, an excellent garden centre and lots of lovely country and riverside walks. Being close to good schools, this is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



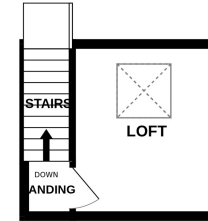
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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