



Cambridge Road, Langford, Biggleswade, Bedfordshire. SG18 9PS  Satchells



5 Bedroom End of Terrace House £425,000 Freehold

Situated in the popular village of Langford, this spacious five bedroom family home measures approximately 1,400Sq Ft. Boasting a large rear garden, off road parking for three cars, log burner, garage, conservatory, and utility room.

- Five bedroom home
- Integrated garage
- Off road parking for three cars
- Multi-fuel burner to living room
- Spacious kitchen/diner
- Conservatory
- Downstairs shower room
- Utility room
- Large garden
- Awaiting EPC. Council tax band C

Ground Floor

Porch:

Door to entrance hallway & side door to garage. Tiled flooring. Radiator. Fuse Box.

Entrance Hallway:

Stairs rising to first floor landing. Carpeted. Door to:

Living Room:

Abt. 17' 7" x 10' 11" (5.36m x 3.33m) A cosy living room with a beautiful multi-fuel burner. Solid wood flooring. Spotlights. Radiator. Double glazed window to front aspect. Opening through to:

Kitchen/Dining Room:

Abt. 21' 10" max x 8' 1" (6.65m x 2.46m) A shaker style country kitchen with matching wall and base units and complimenting wood effect work surface. Integrated eye level electric oven, four ring gas hob and dishwasher. Under cupboard lighting. Space for a dining table. Tiled flooring. Double glazed window to rear aspect. Patio doors opening into conservatory. Spotlights. Radiator. Opening through to:

Utility Room:

Abt. 7' 11" x 6' 11" (2.41m x 2.11m) Matching shaker style cabinets providing additional storage. Space for washing machine and American style fridge/freezer. Tiled flooring. Spotlights.

Conservatory:

Abt. 9' 7" x 9' 7" (2.92m x 2.92m) Currently being used as a play room with double glazed windows and patio doors overlooking the rear garden. Tiled Flooring.

Inner Hallway:

External door to side of property. Tiled flooring. Internal door to:

Shower Room:

A three piece suite comprising a low level wc, wash hand basin with vanity unit below and a double shower cubicle. Heated towel rail. Fully tiled walls and flooring.

First Floor

Landing:

Doors to all rooms. Storage cupboard. Carpeted. Hatch to part boarded loft with ladder and light.

Bedroom One:

Abt. 11' 7" x 10' 8" (3.53m x 3.25m) A double bedroom with double glazed window overlooking the front aspect. Carpeted. Radiator.

Bedroom Two:

Abt. 10' 11" x 9' 0" (3.33m x 2.74m) A double bedroom with double glazed window overlooking the rear aspect. Carpeted. Radiator.

Bedroom Three:

Abt. 10' 7" x 8' 11" (3.23m x 2.72m) A further double bedroom with double glazed window overlooking the garden. Carpeted. Radiator.

Bedroom Four:

Abt. 10' 5" x 8' 0" (3.17m x 2.44m) A double bedroom with double glazed window overlooking the front aspect. Built in wardrobe housing the hot water tank. Carpeted. Radiator.

Bedroom Five:

Abt. 8' 10" x 7' 11" (2.69m x 2.41m) Single bedroom with Velux window. Carpeted. Radiator.

Family Bathroom:

A modern four piece bathroom suite comprising a shower cubicle, panelled bath, low level wc and wash hand basin with fitted vanity units. Wood effect flooring. Panelling to walls.

External

Front:

To the front of the property you will find the tarmac driveway providing off road parking for approximately three cars. Shingled flower bed border. Gate to garden.

Electric door to integrated garage.

Rear Garden:

A generous rear garden, mainly laid to lawn with a range of mature shrubs and trees. Block paved patio area with a pond to the side. Gate to driveway. Stepping stone path to timber shed. Outside tap.

Additional Information

The Local Area:

Langford and Surrounding:

This popular village is well positioned for those looking for "Village Life" with good road links to the A1 and London.

The nearby towns of Biggleswade and Arlesey offer commuter links into London's Kings Cross St Pancras via train, with a journey time of approximately 30 minutes.

The village itself offers a good primary school and a range of amenities to include a post office, general stores, pharmacy, doctors' surgery and farm shop with the added

benefit of a range of countryside walks on your doorstep. For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

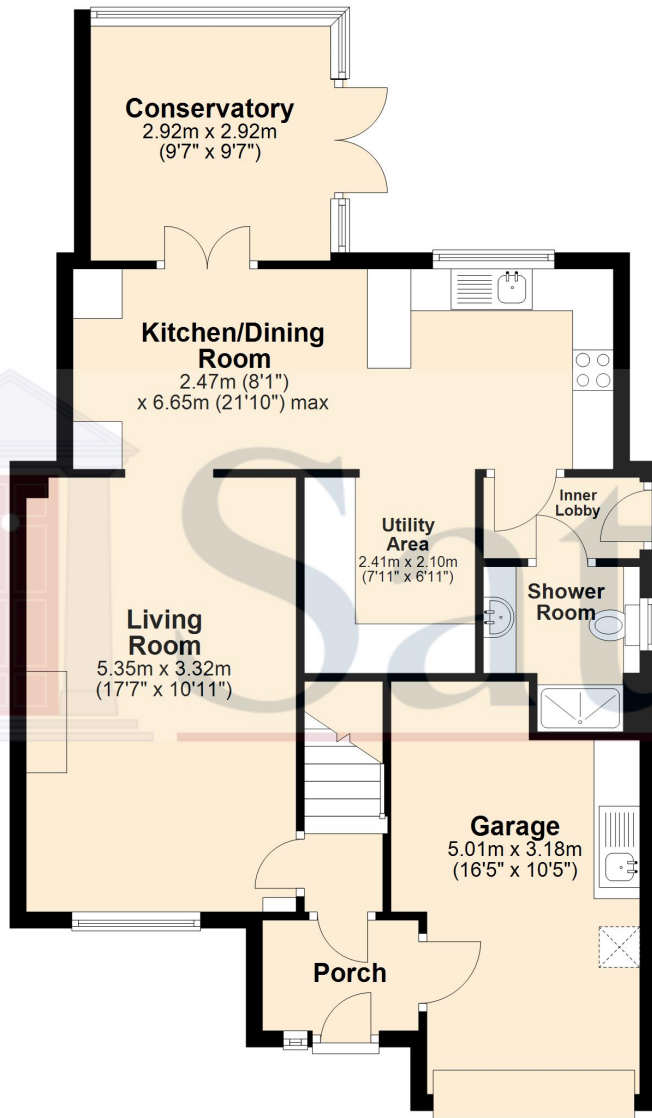
Draft particulars yet to be approved by the vendor and may be subject to change.



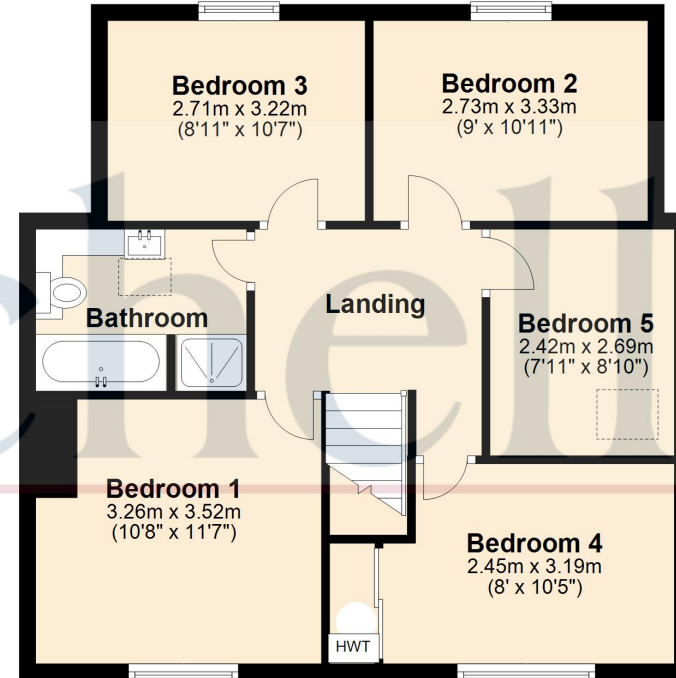


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.