



Church Street

Langford,
Bedfordshire, SG18 9QA
£475,000

country
properties

This beautiful double bay fronted Victorian 2 bedroom home has undergone complete refurbishment and is offered in superb condition throughout. Parking is available for 1x car at the rear of the property with further potential to create additional parking (subject to any necessary consents)

- Two double bedrooms
- Off street parking for 1 x car with potential to create further parking subject to any necessary consents
- Two large outbuildings in need of updating/reinstating
- Large Westerly facing rear garden
- Re-fitted 4 piece bathroom suite including roll top bath
- Re-fitted 15ft 7 stylish Kitchen

Ground Floor

Living Room

4.81m x 3.95m (15' 9" x 13' 0") Stripped wood flooring. Stairs raising to first floor. Double glazed walk in bay window to front and double glazed window to rear. Vertical radiator and further radiator. Victorian style open fireplace with timber surround and hearth. Multi pane door into dining room.

Dining Room

3.97m x 3.02m (13' 0" x 9' 11") Double glazed bay window to front. Stripped wood flooring. Vertical Radiator. Feature fireplace, with built in cupboards to chimney recesses. Multi pane door into kitchen.

Kitchen

4.76m x 2.58m (15' 7" x 8' 6") A range of wall and base units with roll edge work-surfaces over. High gloss brick effect splash backs. Inset one and a half bowl stainless steel sink/drain unit with mixer tap over. Space and plumbing for washing machine. Space for slimline dishwasher. Space for fridge/freezer. Built in electric oven and grill. Fitted gas hob with stainless steel extractor hood over. LVT flooring. Dual aspect double glazed windows to both sides and glazed window to rear. Obscured double glazed door onto rear garden.



First Floor

Landing

Gallery landing. Loft access. Double glazed window to front. Vertical radiator and doors into all first floor rooms.

Bedroom 1

3.95m x 3.10m (13' 0" x 10' 2") Master bedroom with dual aspect double glazed windows to front and rear. Radiator. Picture rail.

Bedroom 2

3.95m x 3.09m (13' 0" x 10' 2") Double glazed window to front. Radiator. Picture rail.

Bathroom

2.80m x 2.45m (9' 2" x 8' 0") Suite comprising roll top bath with telephone mixer tap attachment. Low level WC and pedestal wash hand basin. Shower cubicle. Tiled splash backs. High gloss brick effect splash backs. Victorian style radiator/towel rail. Obscured double glazed window to rear. LVT flooring. Storage cupboard housing wall mounted gas boiler newly installed in 2024.

Outside

Front garden

Front garden laid to lawn and shingle to side with central paved path to front door.

Rear Garden

Good size west facing rear garden laid to lawn with paved area. Brick outbuilding. Shared vehicle access to off road parking and large timber outbuilding in need of repair/updating.

Range of outbuildings

Brick built storage

Brick built double garage

*Timber outbuilding - 5.38m x 3.86m (17' 8" x 12' 8")

Agents Note:

*The timber outbuilding is in major disrepair and may not be reparable and could require demolishing.

Location

Langford

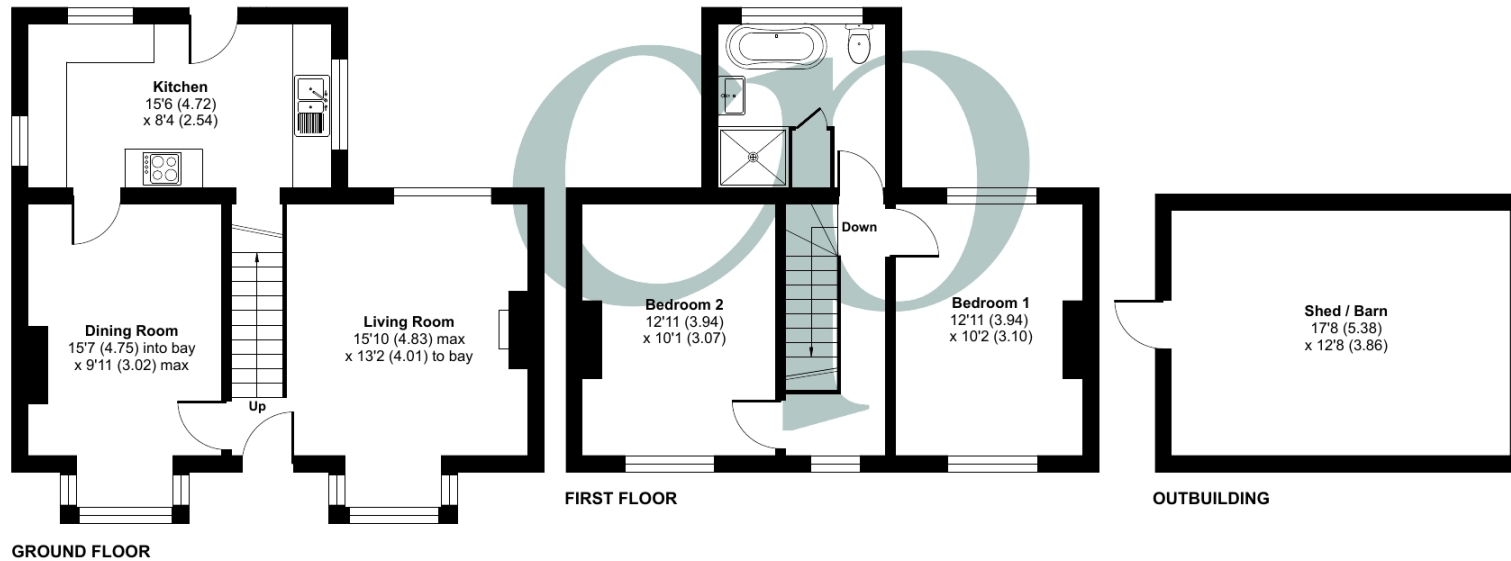
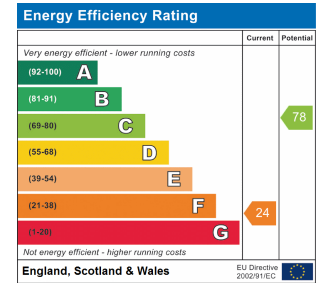
This property is situated in the Bedfordshire village of Langford. The village has good local facilities, including two general stores, a farm shop, post office, pharmacy, doctor's surgery, an excellent garden centre and lots of lovely country and riverside walks. Being close to good schools, this is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





Approximate Area = 926 sq ft / 86 sq m
 Outbuilding = 220 sq ft / 20.4 sq m
 Total = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1141833

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.

Viewing by appointment only

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