



# Blackbird Gardens

Langford,  
Bedfordshire, SG18 9RD  
Offers in Excess of £425,000

country  
properties

This beautifully presented three-bedroom semi-detached home, was built in 2022 by Bloor Home. Offering a generous garden and off-road parking for two cars. The property benefits from a spacious living room and a kitchen/diner, along with a separate utility room and downstairs W/C. Upstairs, you'll find three well-proportioned bedrooms, with the master bedroom featuring an en-suite and built-in wardrobes.

- Bloor home built in 2022 with 10 years builder warranty
- Master bedroom with built in wardrobes and en-suite
- Two off road parking spaces in front of the property
- Kitchen diner with french doors opening onto the rear garden
- Chain Free!
- Peaceful village location with easy access to Biggleswade mainline station and A1(M)
- Immaculately presented throughout - Just move in!

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Engineered wood parquet flooring. Carpeted stairs rising to first floor. Radiator. Door onto Living room.

#### Living Room

16' 1" max x 12' 6" max (4.91m max x 3.80m max) Double glazed window to front aspect. Engineered wood parquet flooring. Understairs storage cupboard. Radiator. Door onto Kitchen/Dining room.

#### Kitchen/Dining Room

15' 11" max x 12' 2" max (4.86m max x 3.71m max) A range of wall and base units with worksurfaces and upstands over. One and half bowl ceramic sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated eye level oven and inset gas hob with extractor fan over. Integrated dishwasher and integrated fridge/freezer. Radiator. Archway to Utility room. Engineered wood parquet flooring. Double glazed French doors onto rear garden with wing windows to both sides.

#### Utility Room

Wall and base units with worksurfaces over. Space and plumbing for washing machine. Wall mounted combination boiler. Engineered wood parquet flooring. Door to Cloakroom.



## Cloakroom

Wash hand basin and low level WC. Tiled splashback. Engineered wood parquet flooring. Radiator.

## FIRST FLOOR

### Landing

Doors to all bedrooms and family bathroom.

### Bedroom One

11' 5" max x 10' 10" max (3.47m max x 3.30m max) Double glazed window to rear aspect. Built in three doors wardrobe. Radiator. Door to En suite.

### En Suite

Suite comprising wall mounted wash hand basin, low level WC and fully tiled walk in shower cubicle. Radiator. Obscure double glazed window to rear aspect.

### Bedroom Two

11' 11" max x 8' 11" max (3.64m max x 2.71m max) Double glazed window to front aspect. Fitted carpet. Radiator.

### Bedroom Three

12' 5" max x 7' 1" max (3.79m max x 2.15m max) Double glazed window to front aspect. Fitted carpet. Storage cupboard. Loft hatch. Radiator.

## Bathroom

Bathroom suite comprising wall mounted wash hand basin with tiled splashback, low level WC and panel enclosed bath tub with shower over, fully tiled splashback wall and shower screen to side. Heated towel rail. Obscure double glazed window to side aspect.

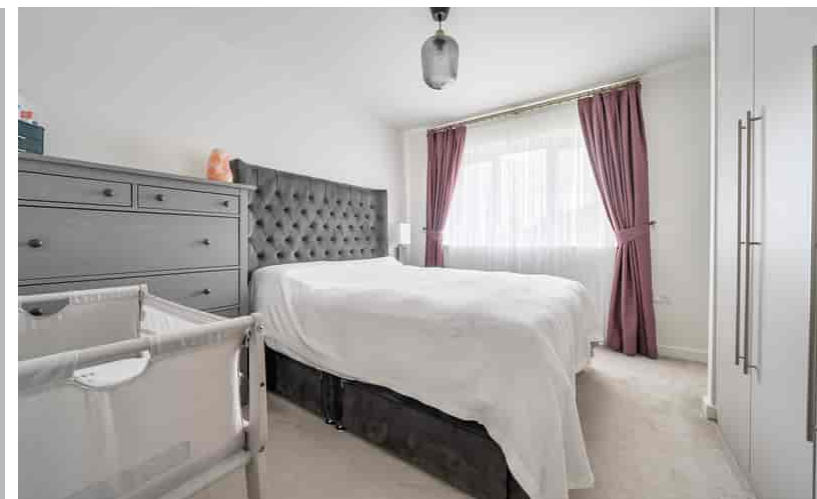
## OUTSIDE

### Front Garden

Decorative pebbles and flower bed to side with variety of shrubs. External light. Paved path to front door and paved path leading to gated side access onto rear garden. Driveway with off road parking space for two vehicles.

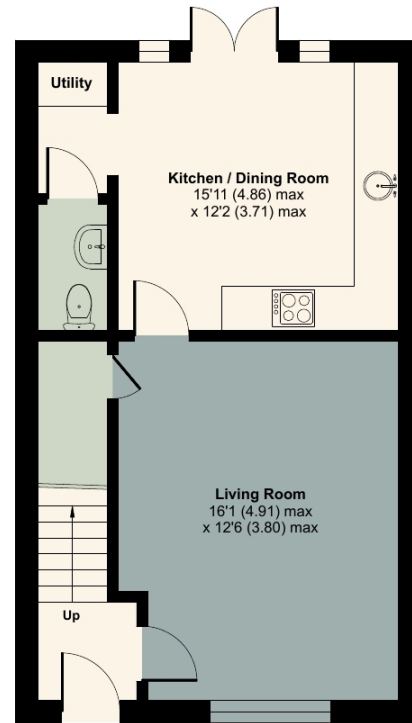
### Rear Garden

Enclosed by timber fencing and mainly laid to lawn, with flower and shrub borders and variety of trees. Paved patio area and paved path to gated side access onto driveway. External light. Timber garden shed to remain.

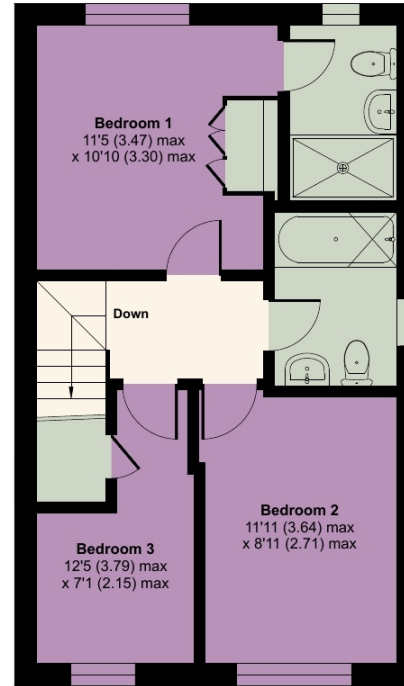


Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	83	
(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	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1436956



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

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties