



11 Riverside Gardens, Langford, Biggleswade, Bedfordshire, SG18 9RZ

£525,000

DETACHED HOUSE BACKING ONTO THE RIVER IVEL Rarely available and first time to the market is this detached family home situated in a pleasant cul-de-sac location and a good-sized plot with the rear garden leading directly down the river plus views beyond of open countryside. Spacious accommodation with the potential to extend (if required) makes this a perfect home for those looking for a blank canvas in an amazing location. Other benefits include downstairs cloakroom, large conservatory overlooking the garden and built in wardrobes to all the bedrooms. Ample of road parking is provided by a driveway and garage with electric rollover door. NO CHAIN

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Approximate Gross Internal Area  
 Ground Floor = 72.1 sq m / 776 sq ft  
 First Floor = 49.8 sq m / 536 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 135.0 sq m / 1,453 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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- OPEN DAY - SATURDAY 26th APRIL
- AMAZING LOCATION BACKING ONTO THE RIVER IVEL
- DETACHED FAMILY HOME - CUL-DE-SAC LOCATION
- GREAT POTENTIAL WITH AMPLE ROOM TO EXTEND/ALTER
- GOOD SIZED RECEPTION ROOMS + CONSERVATORY
- THREE BEDROOMS ALL WITH BUILT IN WARDROBES
- MATURE REAR GARDEN WITH RIVER + COUNTRYSIDE VIEWS
- NO CHAIN
- EASY ACCESS TO A1 & LOCAL TRAIN STATION
- COUNCIL TAX BAND E | EPC BAND D

