



56 Church Street, Langford, Bedfordshire, SG18 9QR

Guide Price £495,000

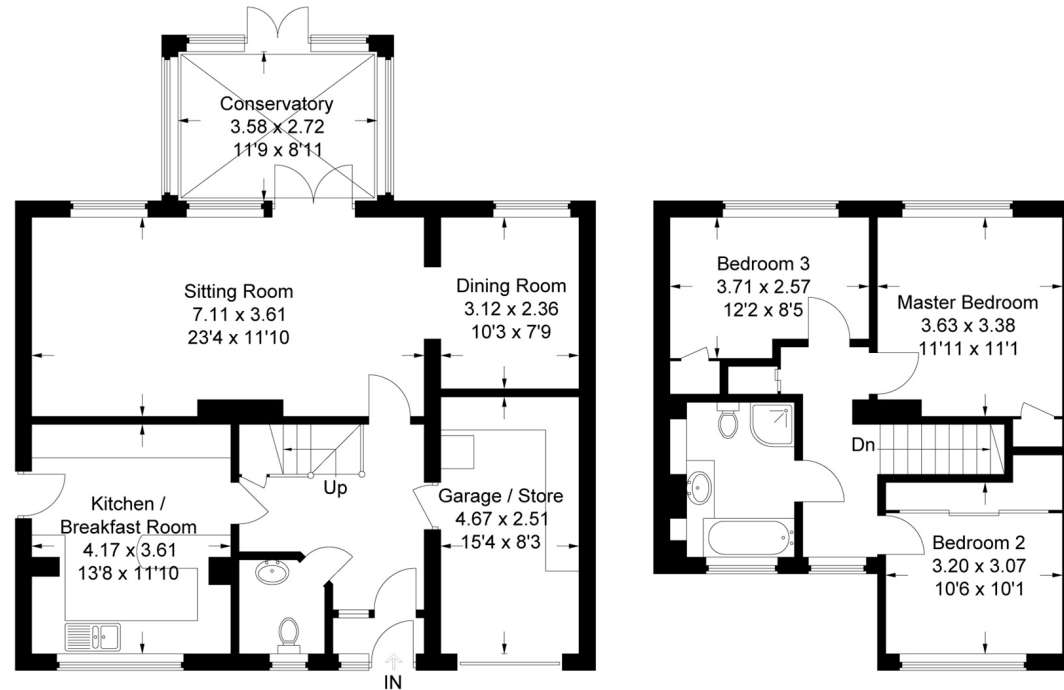
SUPERB VALUE - VIEWING ESSENTIAL TO APPRECIATE

Beautifully presented extended, quality detached family home situated in a great location overlooking green. Offered with a spacious lounge with feature fireplace plus adjoining dining room and conservatory all overlooking the south facing rear garden, large re-fitted kitchen/breakfast room and cloakroom. Upstairs are three double, all with built in wardrobes and a re-fitted bathroom with separate shower cubicle. Outside off road parking is provided by a double width driveway and garage.

EPC BAND C / COUNCIL TAX BAND E



Approximate Gross Internal Area
 Ground Floor (Including Garage / Store) = 89.7 sq m / 965 sq ft
 First Floor = 49.3 sq m / 531 sq ft
 Total = 139.0 sq m / 1496 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- GREAT LOCATION OVERLOOKING GREEN
- EXTENDED DETACHED FAMILY HOME
- LARGE LOUNGE WITH FEATURE FIREPLACE
- RE-FITTED KITCHEN/BREAKFAST ROOM
- DINING ROOM + CONSERVATORY
- THREE DOUBLE BEDROOMS ALL WITH BUILT IN WARDROBES
- QUALITY BATHROOM + SHOWER CUBICLE
- GARAGE + DOUBLE WIDTH DRIVEWAY
- SOUTH FACING REAR GARDEN
- EPC BAND C / COUNCIL TAX BAND E

