



# The Butts

Station Road, Langford,  
SG18 9PN  
£240,000

country  
properties

A two bedroom end of terrace property situated in the village of Langford. The property is offered with no onward chain. The property offers two bedrooms and bathroom on the first floor and kitchen and living room on the ground floor, patio doors leading out to a private rear garden. There are two allocated parking spaces to the rear of the property in the carpark.

- Two bedroom leasehold house
- Two allocated parking spaces
- Chain free
- Village location
- Council tax band C
- Two good size bedrooms
- Current lease 89 Years
- Lease being extended to 999 years with minimal ground rent
- EPC - D
- Vendor advises the Lease is being extended to 999 years with minimal ground rent

## Ground Floor

### Entrance Hall

4.66m x 1.91m (15' 3" x 6' 3")

### Lounge

3.86m x 3.64m (12' 8" x 11' 11")

### Kitchen

3.57m x 1.82m (11' 9" x 6' 0")

## First Floor

### Bedroom 1

3.84m x 2.81m (12' 7" x 9' 3")

### Bedroom 2

2.93m x 2.26m (9' 7" x 7' 5")

### Bathroom

2.1m x 1.78m (6' 11" x 5' 10")

## Outside

Front garden

Rear garden

Two allocated parking spaces



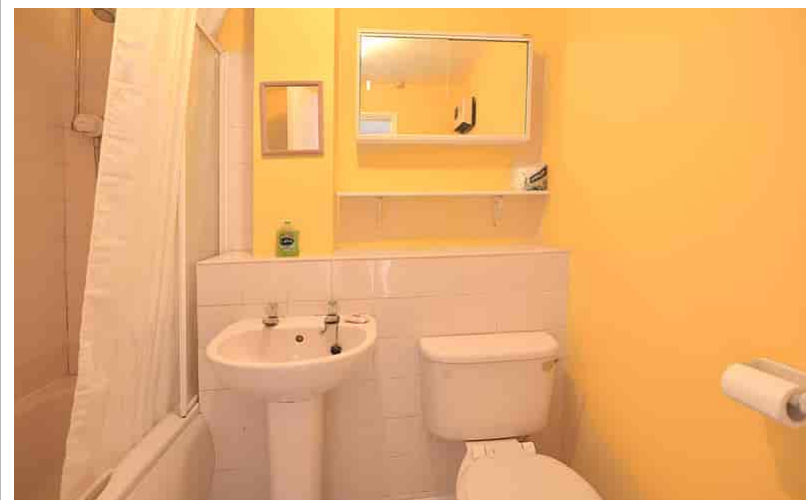
## Location

### 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.

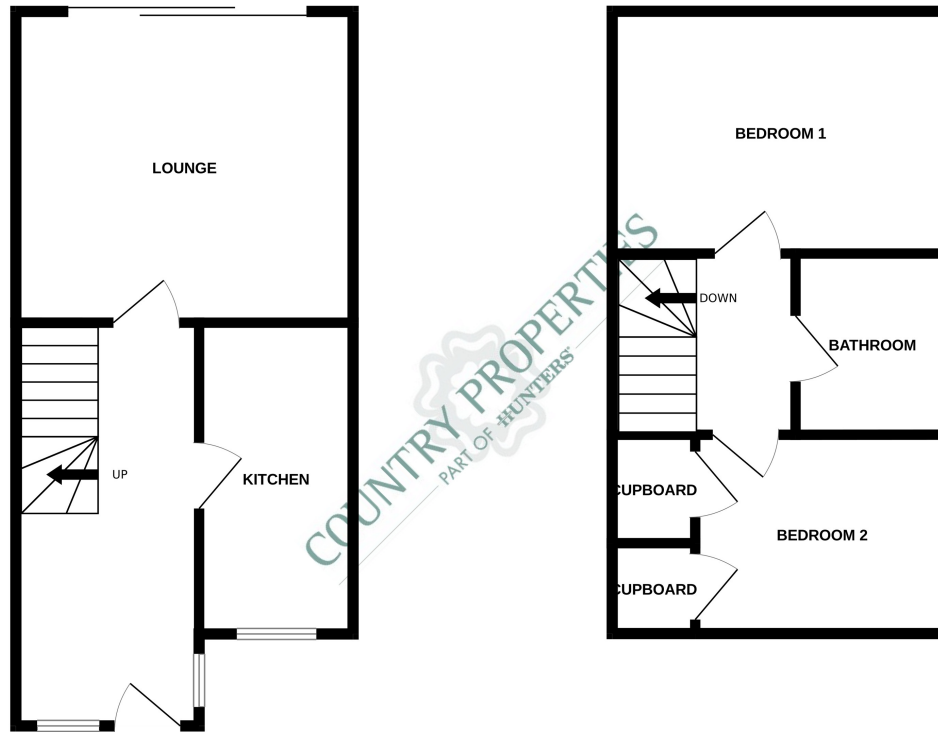
## Agents Note

We would advise any buyer to confirm the leasehold information with their legal representative prior to exchange of contracts.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

## Viewing by appointment only

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