



16 Vicarage Close, Langford, Biggleswade, Bedfordshire, SG18 9QS

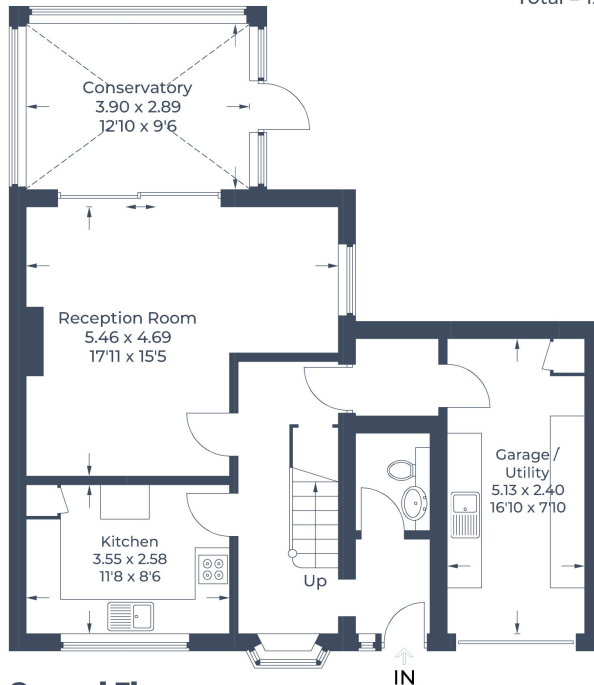
£439,995

Immaculately presented three-bedroom semi-detached family home situated in this popular cul-de-sac benefitting from a good sized west facing rear garden backing onto private woodland and lakes. Well presented and improved to a high standard and offered with downstairs cloakroom, fitted kitchen and a bright and spacious 17 ft living room with feature fire place, panelling and wooden flooring with doors to adjoining conservatory overlooking rear garden. Upstairs are three bedrooms with a range of built in wardrobes and panelling in the main bedroom. There is also a family shower room. Ample off road parking is provided by the block paved driveway leading to integral garage/utility room.

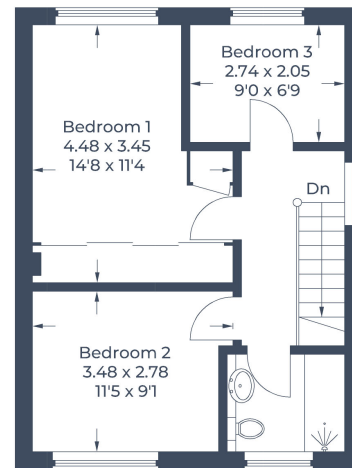


- THREE BEDROOM SEMI-DETACHED HOUSE
- IMMACULATELY PRESENTED
- CUL-DE-SAC LOCATION
- 17FT SPACIOUS LOUNGE
- RANGE OF BUILT IN WARDROBES TO BEDROOM 1
- CONSERVATORY OVERLOOKING GARDEN
- INTEGRAL GARAGE/UTILITY ROOM
- WEST FACING GARDEN BACKING ONTO PRIVATE WOODS + LAKE
- EASY ACCESS TO A1 & LOCAL TRAIN STATION
- COUNCIL TAX BAND D / EPC D

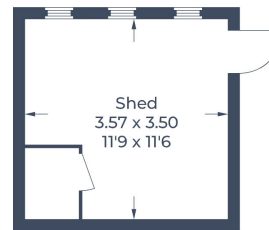
Approximate Gross Internal Area
 Ground Floor = 75.5 sq m / 813 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Shed = 12.4 sq m / 133 sq ft
 Total = 128.5 sq m / 1,383 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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