



The Butts

Station Road, Langford,
SG18 9PN
£230,000

country
properties

This 2 bedroom home is offered with NO UPWARD CHAIN, allocated parking and is only a short stroll to Langford's local amenities. Ideal for first time buyers, downsizers and investment purposes.

- CHAIN FREE
- Gas central heating
- Allocated parking for 2 cars
- Leasehold with share of freehold, with lease being extended to 999 years
- Short walk to local amenities and local schooling
- Riverside and countryside walks on your doorstep
- Easy access to A1 (M), Biggleswade town and train station

Kitchen

12' 0" x 6' 0" (3.67m x 1.82m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Space for oven with extractor hood over. Space for fridge/freezer. Wall mounted boiler. Window to front aspect. Radiator.

Living Room

12' 8" x 11' 11" (3.85m x 3.64m) Bi-fold door to rear. Radiator.

First Floor

Bedroom One

12' 8" x 9' 5" (3.85m x 2.88m) Window to rear aspect. Radiator.

Bedroom Two

9' 10" (max) x 7' 5" (3.00m max x 2.27m) Window to front aspect. Fitted storage cupboards. Radiator.

INTERNAL

Ground Floor

Entrance Porch

Entrance Hall and Study Area

Stairs rising to first floor. Doors onto Kitchen and Living Room. Window to side and small window to front.



Bathroom

Bathroom Suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over. Part tiled. Wall mounted mirrored bathroom cabinet.

Outside

Front garden

Mainly laid to lawn, with shrubs and hedge borders.

Part private and part communal garden

Access to garden mainly laid to lawn and patio area and part enclosed by hedges.

Parking

Two allocated off road 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.

AGENT NOTE

The vendor informs us this is a leasehold property with share of freehold. Leasehold currently being extended to 999 years.

Current Service charge is £81 a month (£973.62 Annually) and can be paid annually / quarterly or monthly

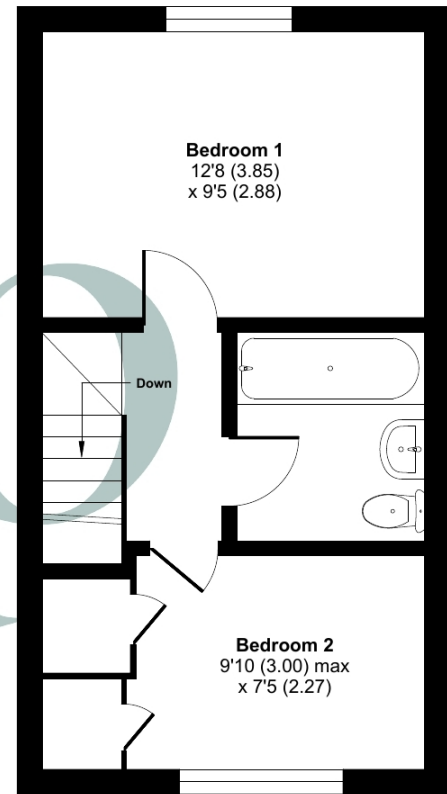
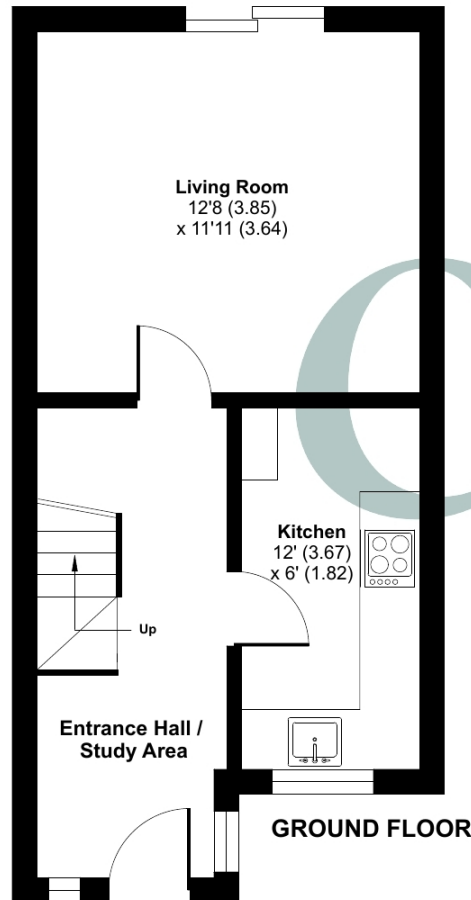
Covers: Buildings Insurance, gardening / ground maintenance, communal lighting and cleaning.

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



Approximate Area = 636 sq ft / 59 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			67
(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). © n̄checon 2025. Produced for Country Properties. REF: 1304200

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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA
T: 01462 834022 | E: stotfold@country-properties.co.uk
www.country-properties.co.uk

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