



Cambridge Road

Langford, Biggleswade SG18 9PL

**Guide Price** £365,000-£375,000

# Property Features

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- Semi Detached
- Popular Location
- Off Road Parking
- Views over fields to the front
- Three bedrooms
- Viewing highly recommended
- large workshop space and garage
- Cellar
- Generous sized accomadation
- Village location

## Full Description

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GUIDE PRICE £365,000-£375,000 We offer for sale this individual and extremely spacious three double bedroomed family home situated on the outskirts of this popular village. This unique semi detached home was originally built in the 1920s as a village pub and later converted around the 1980's into a pair of semi detached homes.

The property is well presented and has generous bedroom accomadation with built in storage, a modern bathroom suite and access from a spiral staircase. The downstairs has an open feel with a fitted kitchen/breakfast room and a hidden cellar.

The outside is also equally impressive, with a nice sized rear garden leading to a large outbuilding with an electric roller door that leads out to the parking area that offers space for numerous vehicles and is accessed via a private road to the side.

Langford has a variety of local shops, a lower school and a local bus service. The village is situated within 3 miles of the A1 and there is a mainline railway station in the neighbouring town of Biggleswade, 3 miles away. Further amenities are in the neighbouring towns of Letchworth, 7 miles away, and Hitchin, just 8 miles away

### ENTRANCE HALL

### RECEPTION HALL

8' 4" x 7' 8" (2.54m x 2.34m)

### DINING ROOM

16' 1" x 10' 5" (4.9m x 3.18m)

### LOUNGE

18' 3" x 13' 1" (5.56m x 3.99m)



## KITCHEN/BREAKFAST ROOM

18' 1" x 9' 3" (5.51m x 2.82m)

## FIRST FLOOR

## MASTER BEDROOM

13' 8" x 8' 8" (4.17m x 2.64m)

## BEDROOM

10' 5" MAX x 9' 2" (3.18m x 2.79m)

## BEDROOM

12' 4" x 8' 11" (3.76m x 2.72m)

## BATHROOM

## EXTERNALLY

## FRONT GARDEN

Front: A shingled space that also features a selection of mature plants and foliage, gated access to rear with additional gate into rear garden.

## REAR GARDEN

A full width patio leading onto a laid to lawn area, flower beds to side, raised decking area, gated access to front, double glazed personnel door into barn/workshop.

## WORKSHOP/ GARAGE SPACE

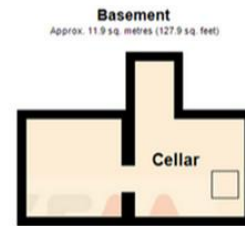
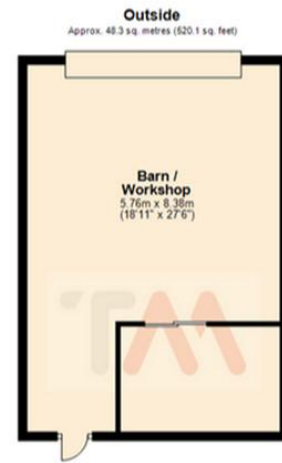
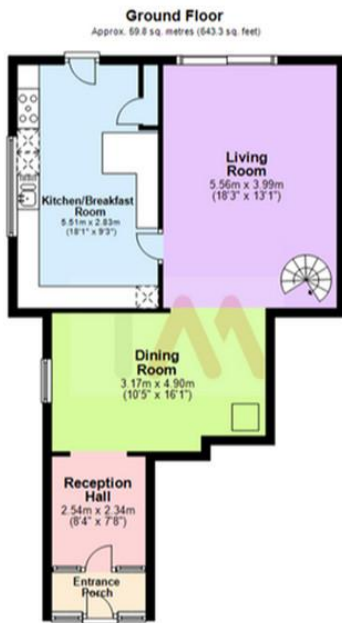
27' 6" x 18' 11" (8.38m x 5.77m)

Electric roller door, double glazed door to rear garden, power and light.

## PARKING -

Ample off road parking for around 7 vehicles positioned to the rear of the property behind the barn/workshop.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements