



Avondale • 80 Church Street • Langford • Biggleswade • Bedfordshire • SG18 9QA

Guide Price £440,000

Charter Whyman

TOWN & VILLAGE HOMES







## ATTRACTIVE BAY FRONTED EDWARDIAN VILLA VERY WELL PRESENTED AND UPDATED PLEASANT VILLAGE SETTING

### THE PROPERTY

This attractive detached double-fronted Edwardian villa has been exceptionally well updated and improved and is very well presented internally. There are two spacious reception rooms and an excellent modern kitchen on the ground floor. Upstairs are two double bedrooms and a well appointed modern bathroom with both shower and bath.

All bar one of the windows are uPVC double-glazed and the house benefits from gas fired central heating.

### THE OUTSIDE

The house is set back from the road behind a front garden. The shared driveway to the right leads to off-street parking.

The rear garden is some 77' (23.5m) in length.

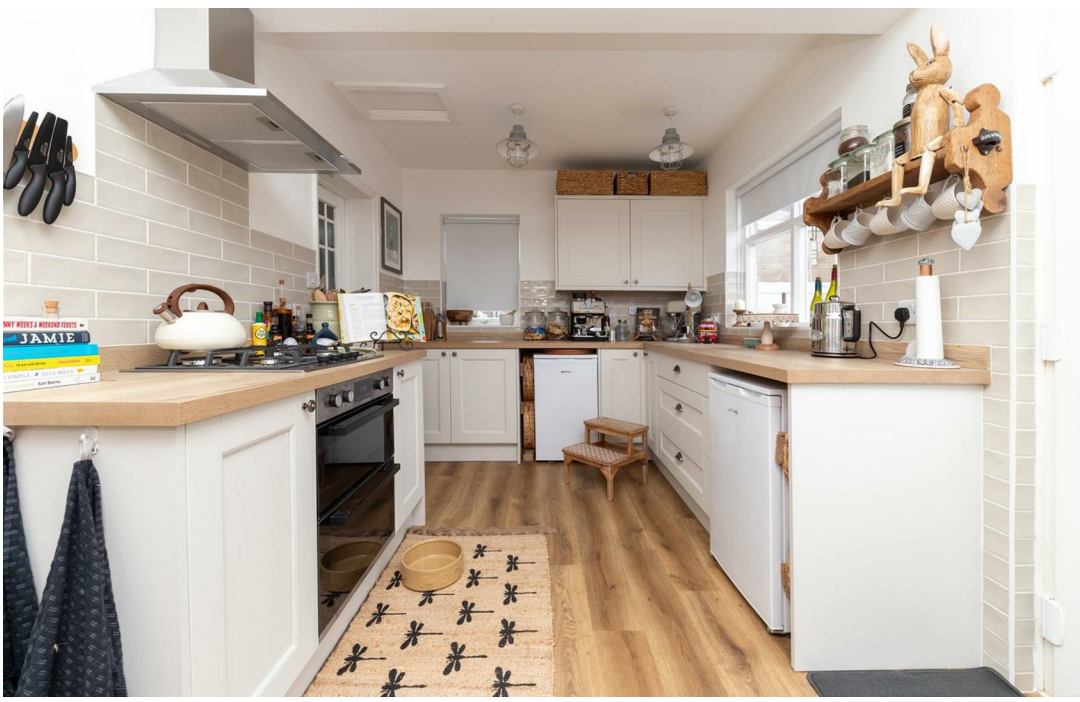
### THE LOCATION

Langford is an attractive village on the Bedfordshire/Hertfordshire/Cambridgeshire border, just 2 miles south of the centre of Biggleswade. The village provides local shopping, fish & chip shop, a curry house, pub and other local facilities, including a primary school. In addition to Biggleswade, the towns of Baldock, Letchworth Garden City and Hitchin are all within 10 miles and Bedford is 12 miles away. All provide a wide range of amenities.

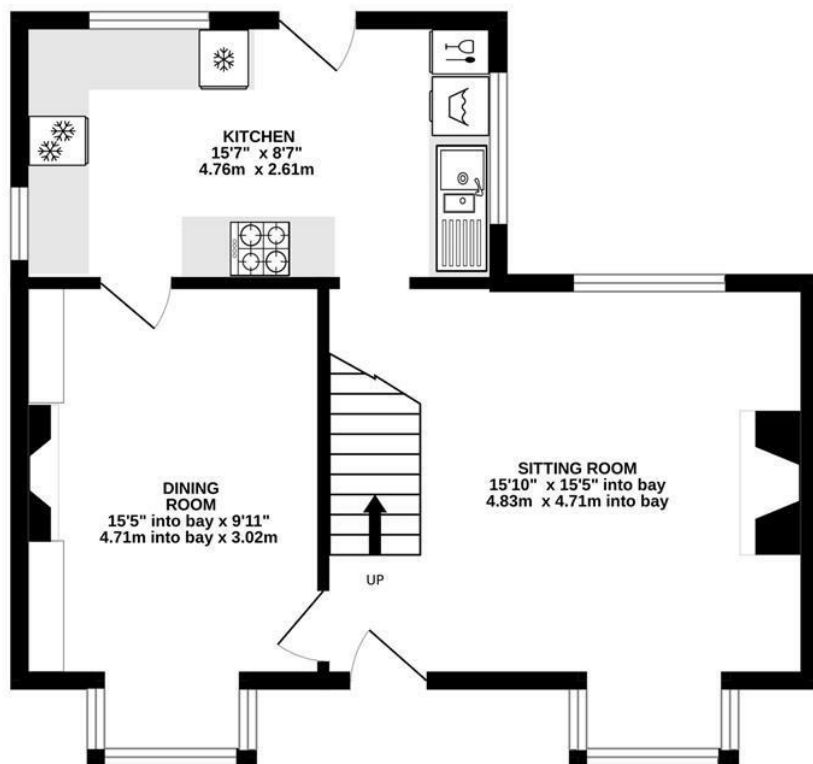
Langford lies just to the west of the A1. All the towns listed boast mainline railway stations with regular services to London running throughout the day. Biggleswade is the nearest station, with an alternative available just 5 miles away at Arlesey.



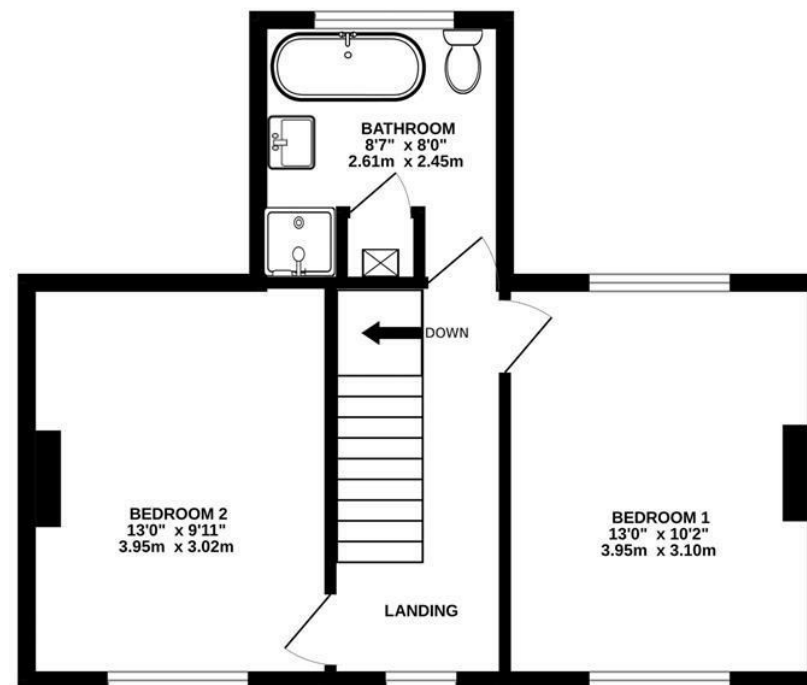




GROUND FLOOR  
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

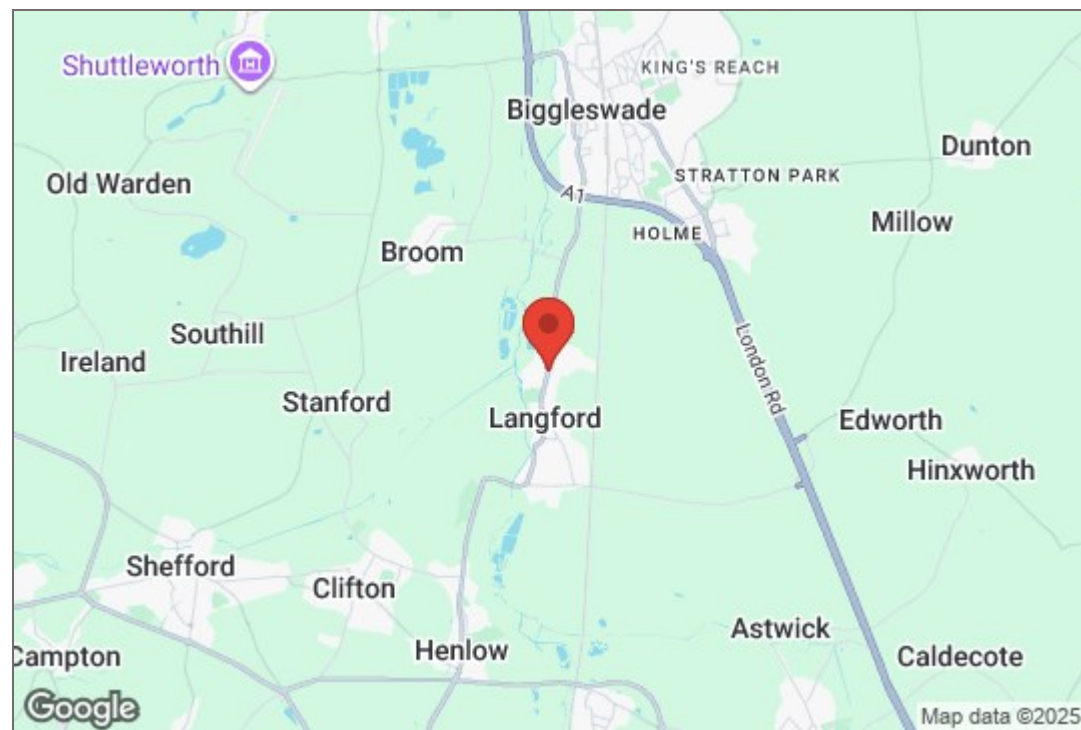
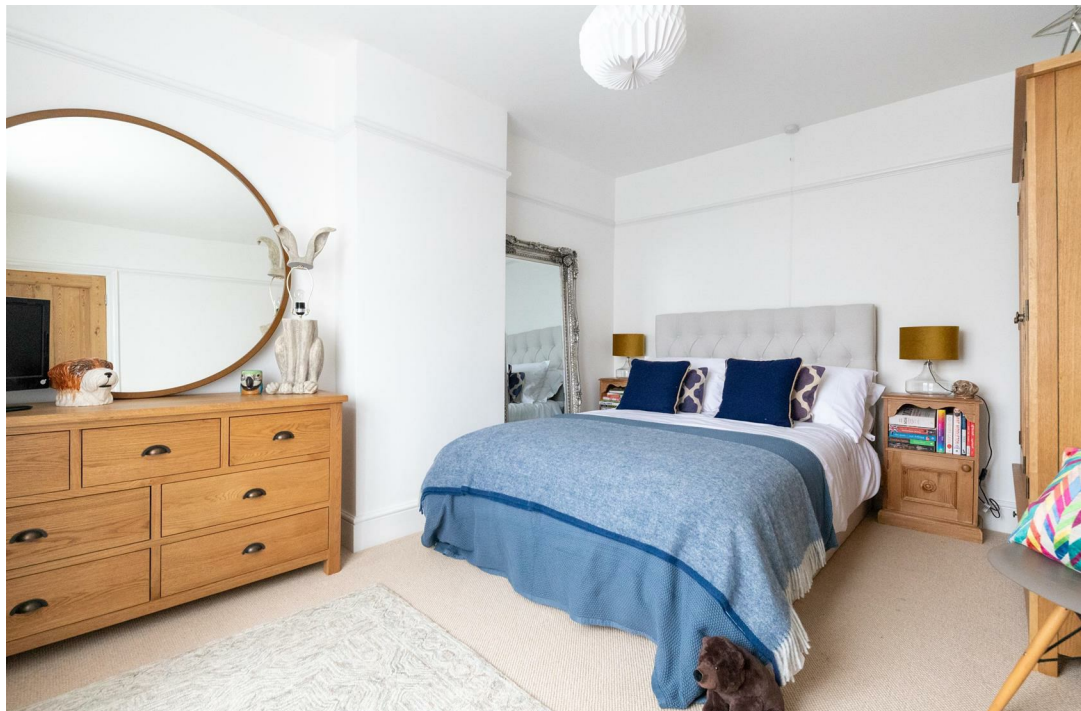
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## CONSTRUCTION

Solid brick under a slate pitched roof.

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band - E

## BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

## MOBILE SIGNAL

Three, EE, Smarty, ID Mobile, O2 & Lycamobile claim 5G, others 4G.

## LOCAL AUTHORITY

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands  
Shefford  
Bedfordshire SG17 5TQ

Tel: 0300 300 8301  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band - E

## CONSERVATION AREA

The property is not located within a Conservation Area.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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[www.charterwhyman.couk](http://www.charterwhyman.couk)