



**Kennedy
& Foster**

11B High Steet
Langford
SG18 9RP
£399,995

- FOUR BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- POPULAR VILLAGE LOCATION
- 16FT KITCHEN/DINER

- DOUBLE GLAZED AND GAS RADIATOR HEATING
- CLOAKROOM AND FAMILY BATHROOM
- ENSUITE TO MAIN BEDROOM
- GARAGE & PARKING



A well presented four bedroom family home located in the popular village of Langford. Offering 4 bedrooms, a 16ft kitchen/diner, lounge and cloakroom, the property also benefits from an ensuite, garage and off road parking. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Wall mounted radiator, wood laminate floor, stairs rising to first floor accommodation with built in cupboard under. Panelled doors to:

CLOAKROOM

uPVC double glazed frosted window to front aspect, close coupled W.C, wash hand basin with tiled splash back, tiled floor, wall mounted heated towel rail.

KITCHEN/DINER

16' 7" x 7' 9" (5.05m x 2.36m) uPVC double glazed window to front aspect, range of eye level and base units with wood effect work surfaces over, metro style tiled splash back, ceramic 1 1/2 bowl sink and drainer unit, space for oven with chimney style extractor over, built in dish washer, fridge and freezer. Space for washing machine and additional fridge/freezer, wall mounted Worcester boiler, wall mounted radiator, spotlights to ceiling.

LOUNGE

15' 0" x 12' 0" (4.57m x 3.66m) Wall mounted radiator, uPVC double glazed windows and doors to rear aspect.

FIRST FLOOR ACCOMMODATION

Stairs rising to second floor accommodation. Panelled doors to:

BEDROOM TWO

13' 2" x 8' 0" (4.01m x 2.44m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

BEDROOM THREE

13' 0" x 7' 11" (3.96m x 2.41m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling.

BEDROOM FOUR

9' 6" x 6' 9" (2.9m x 2.06m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor.

BATHROOM

uPVC double glazed frosted window to front aspect, wall mounted heated towel rail, wash hand basin, close couple W.C, tiled floor, panelled bath with waterfall shower and handheld shower attachment over, spotlights to ceiling, tiled splash back.

SECOND FLOOR ACCOMMODATION

LANDING

Built in cupboard with storage space and hot water cylinder. Panelled door to:

BEDROOM ONE

12' 1" x 11' 3" excluding window recess (3.68m x 3.43m) uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard with hanging rail, access to loft space. Panelled door to:

ENSUITE

Double glazed Velux window to front aspect, walk in double shower cubicle with waterfall shower and handheld shower attachment, close coupled W.C, wash hand basin with built in cupboard under, tiled splash back, tiled floor, spotlights to ceiling, wall mounted heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio and outdoor dining area. Faux lawn. Enclosed by timber panel fencing, gated access leading to:

GARAGE

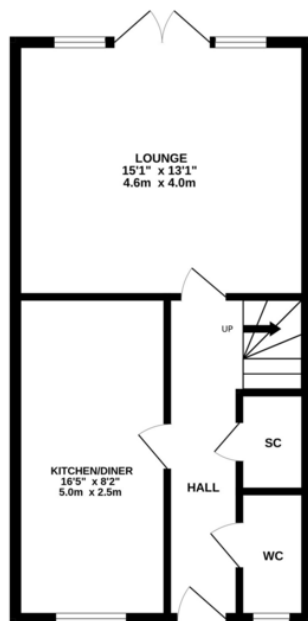
Up and over door with off road parking for one car in front.

FRONT

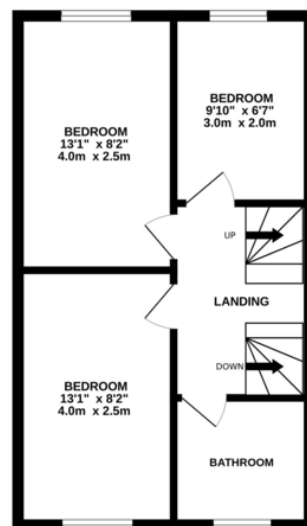
Path leading to front door, shingled garden.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

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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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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/tenants are advised to recheck the measurements