



**Kennedy  
& Foster**

21 Turner Gardens

Langford

SG18 9GD

**£475,000**

- CORNER POSITION
- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY
- DESIRABLE LOCATION
- KITCHEN/DINING ROOM
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- GENEROUS GARDEN
- CARPORT & PARKING
- CHAIN FREE



## OPEN DAY - SATURDAY 24TH MAY - BY

APPOINTMENT other days and times can apply. This beautifully presented detached property was built to the design of 'The Bonnington' and proudly occupies a corner position overlooking farmland and positioned in this desirable close of Turner Gardens. The property offers a downstairs cloakroom, good size lounge, kitchen / dining room, 3 good size bedrooms, en suite and family bathroom. To compliment this gorgeous home is a generous rear garden, parking and car port and potential to extend subject to planning permission. Contact Kennedy & Foster to arrange your viewing of this chain free property.

## FRONT DOOR INTO:

### ENTRANCE HALL

Built in cupboard, stairs to first floor, radiator. Doors to:

### CLOAKROOM

Low level W.C, vanity basin and cupboard under, radiator.

### LOUNGE

15' 11" x 14' 10" (4.85m x 4.52m) uPVC double glazed bay window to side with shutters, and uPVC double glazed window to front, radiator, storage cupboard.

### KITCHEN/DINING ROOM

15' 10" x 10' 10" (4.83m x 3.3m) White high gloss wall, base and drawer units with work surface over, built in fridge/freezer, washing machine/dryer and dishwasher. Built in oven, gas hob and extractor hood over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, dual aspect uPVC double glazed windows with shutters, uPVC double glazed French doors to rear garden, radiator.

### LANDING

Access to loft, airing cupboard with cylinder and shelving. Doors to

### MASTER BEDROOM

10' 11" x 10' 6" (3.33m x 3.2m) uPVC double glazed window with shutters, two built in double wardrobes with sliding mirrored door, radiator. Door to:



### ENSUITE

Fully tiled shower with bi folding door and shower over, close coupled WC, vanity basin with cupboard under, heated towel rail, shaver point, uPVC double glazed frosted window.

### BEDROOM TWO

10' 4" x 9' 2" (3.15m x 2.79m) Dual aspect uPVC double glazed windows with shutters, radiator.

### BEDROOM THREE

12' 05" x 6' 05" (3.78m x 1.96m) uPVC double glazed window, radiator, radiator, shutter.

### BATHROOM

Panelled bath with shower over and shower screen, vanity basin with cupboard under, close coupled WC, heated towel rail, shaver point, uPVC double glazed frosted window.

### OUTSIDE

#### FRONT

Paved pathway to front door, shrubs.

**BLOCK PAVED DRIVEWAY LEADING TO CARPORT PROVIDING PARKING FOR 2/3 CARS.**

#### REAR GARDEN OF A GENEROUS SIZE

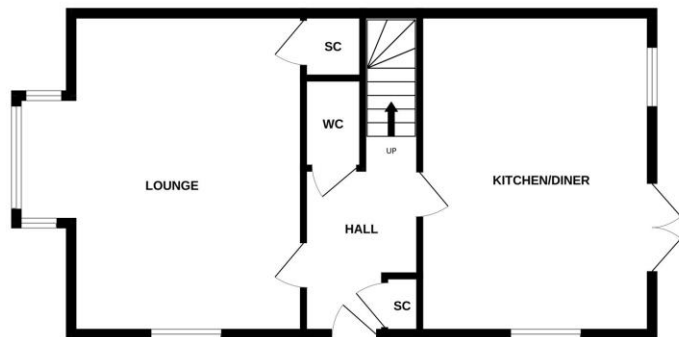
Paved patio, gated side access, laid to lawn, outside tap.

### AGENT NOTES

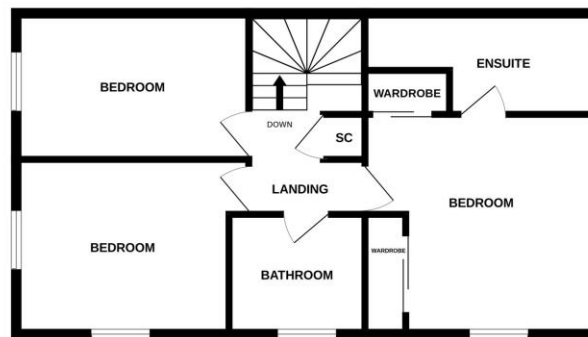
Service charge currently - £469.22 per Annum



GROUND FLOOR



1ST FLOOR



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 E

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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