



**Kennedy  
& Foster**

**18 Campion Edge**  
Langford  
SG18 9FP  
**OIEO £400,000**

- THREE STOREY SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- LOUNGE/DINER
- CLOAKROOM AND ENSUITE
- FAMILY BATHROOM
- DRIVEWAY FOR TWO CARS
- POPULAR VILLAGE OF LANGFORD





A beautifully presented semi detached home located in the popular village of Langford. Offering well proportioned accommodation over three floors, the property benefits from a downstairs cloakroom, lounge/diner, three double bedrooms, ensuite to 19ft main bedroom, and a driveway providing off road parking for two vehicles.

#### **FRONT DOOR INTO:**

#### **HALLWAY**

LVT floor, wall mounted radiator, stairs to first floor accommodation. Panelled doors to:

#### **CLOAKROOM**

Close coupled WC, pedestal mounted wash hand basin, wall mounted radiator, LVT floor.

#### **KITCHEN**

10' 9" x 8' 4" (8'3") (3.28m x 2.54m) uPVC double glazed window to front aspect. Range of eye level and base units with work surface over and upstand. Halogen oven with stainless steel extractor over, stainless steel sink and drainer unit, wall mounted radiator, cupboard housing hot wall mounted boiler, LVT floor.

#### **LOUNGE/DINER**

15' 5" x 14' 8" (4.7m x 4.47m) uPVC double glazed French doors to garden, uPVC double glazed window to side aspect, two all mounted radiators, built in cupboard.

#### **FIRST FLOOR LANDING**

Built in cupboard, door to inner landing. Panelled doors to:

#### **BEDROOM**

11' 4" x 9' 0" (3.45m x 2.74m) Built in double wardrobe with mirrored sliding doors, uPVC double glazed window to front aspect, wall mounted radiator.

#### **BEDROOM**

12' 4" max x 10' 5" (3.76m x 3.18m) uPVC double glazed window to rear aspect, wall mounted radiator.

#### **BATHROOM**

Bath with shower over, shower unit, closed coupled WC, pedestal basin with tiled splash back, extractor fan, uPVC double glazed frosted window to front aspect, wall mounted radiator.

## SECOND FLOOR INNER LANDING

Stairs to second floor accommodation, uPVC double glazed window to rear aspect, built in cupboard.

## BEDROOM

19' 1" x 11' 3" (5.82m x 3.43m) Three Velux windows, access to loft, fitted wardrobe, two wall mounted radiators. Door to:

## ENSUITE

Tiled shower unit with screen, close coupled WC, pedestal basin with tiled splash back, wall mounted heated towel rail, shaver point.

## OUTSIDE

### REAR GARDEN

L shape patio with garden mainly laid to lawn, hardstanding for shed, enclosed by timber panel fencing, gated access to driveway.

### FRONT GARDEN

Landscaped borders of shingled slate, shrubs and plants.

### DRIVEWAY

Providing off road parking for two cars.

## AGENT NOTES

Completion due SPRING 2026



### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.