



**Kennedy
& Foster**

18 Campion Edge
Langford
SG18 9FP
£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

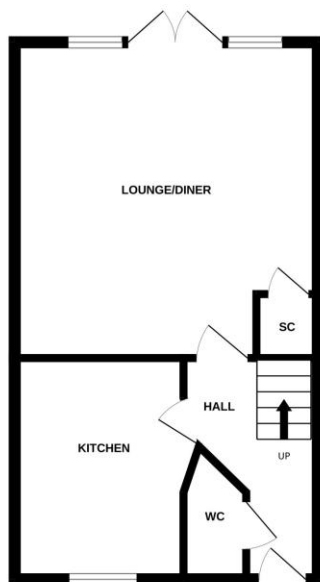
Providing off road parking for two cars.

AGENT NOTES

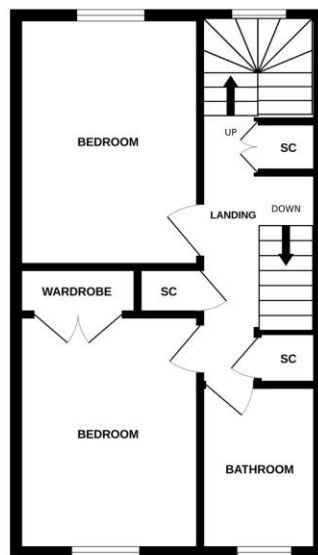
Completion due SPRING 2026



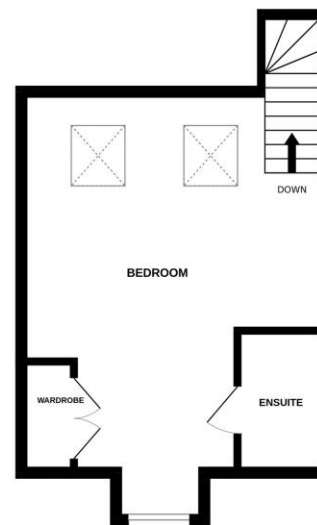
GROUND FLOOR



1ST FLOOR



2ND 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 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		

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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.