



Hancock's Estates
With you every step of the way



7 Sycamore Gardens, Langford, SG18 9GS
Offers over £350,000 Freehold





7 Sycamore Gardens Langford, SG18 9GS

- 'Nearly New' 2024 Crest Nicholson Home
- End Terrace 'The Leigh' Design
- Three Bedrooms
- Cloakroom, Bathroom and En-suite
- Integrated Kitchen Appliances
- 36ft' West Facing Rear Garden
- Two Allocated Parking Spaces to Front
- Majority of Remaining 10 Year Warranty
- Sought After Village Location
- Easy Access to A1

MOTIVATED SELLER ## '2024' Crest Nicholson three bedroom home with cloakroom and en-suite, 36ft west facing garden, double width parking to front in a popular village location.

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Entrance Hall

Cloakroom

Store Cupboard

Living/Dining Room 12'9" x 12'10" (3.88m x 3.91m)

Kitchen 9'3" x 6'2" (2.81m x 1.87m)

Landing

Bedroom 2 8'8" x 12'10" (2.65m x 3.91m)

Bedroom 3 10'0" x 5'9" (3.05m x 1.75m)

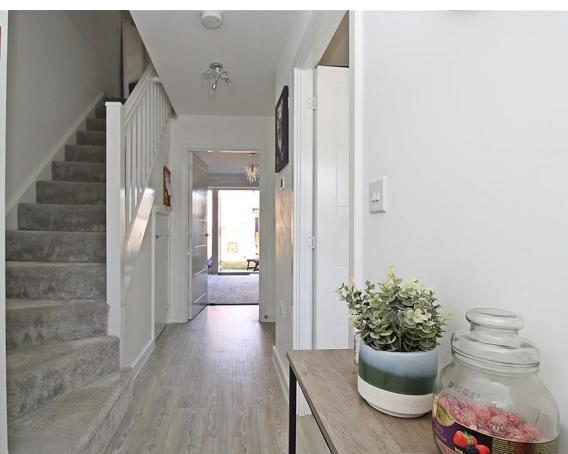
Bathroom

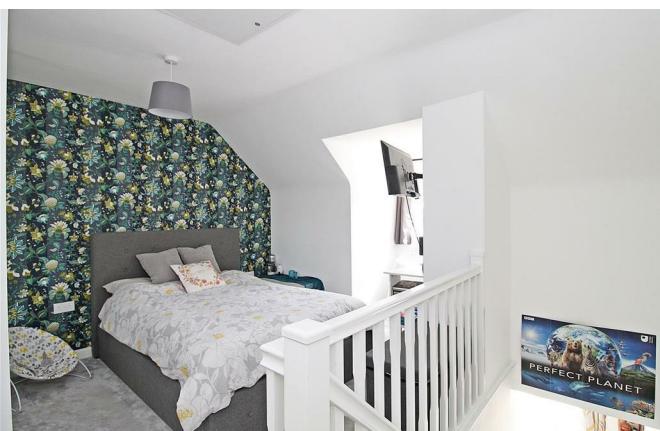
Bedroom 1 11'3" x 12'10" (3.42m x 3.92m)

En-suite

Garden 36' x 19' (10.97m x 5.79m)

Side gated access





Parking

Two allocated parking spaces immediately to front.

Agents Notes

Council Tax band: C (£2058.22 - 2025 / 2026)

There is a half yearly fee (sometimes referred to as 'Green Space Management' or Development Charge) of currently £125 for the maintenance of certain communal grounds, open public space and playpark.

About The Area

The numerous village amenities include convenience stores (one with Post Office), Fish and Chip shop, Indian take away / restaurant, Pharmacy, Doctors surgery, tennis and bowls club, various activities within the village hall, local farm shops, garden centre, vehicle service and fuel station plus The Plough public house / restaurant.

Precise Location: what3words

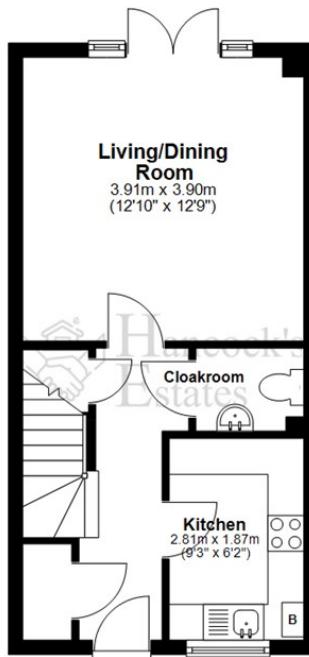
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Carefully Selected Services

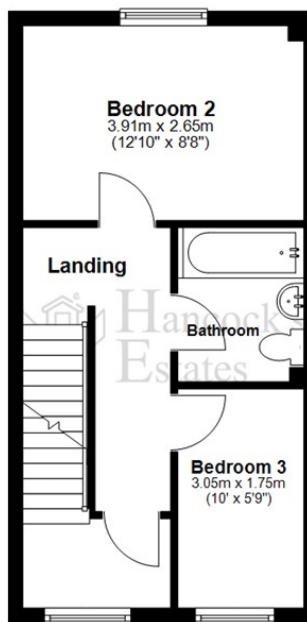
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.



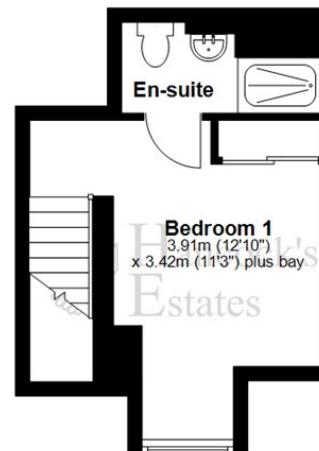
Ground Floor
Approx. 31.7 sq. metres (341.0 sq. feet)



First Floor
Approx. 31.7 sq. metres (340.8 sq. feet)



Second Floor
Approx. 19.4 sq. metres (208.5 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.

Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG18 9GS**

Energy Efficiency Rating		
	Current	Potential
(92 plus) A	Very energy efficient - lower running costs	96
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC