



**Hancock's Estates**  
*With you every step of the way*



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

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# 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.

Offers over £350,000 Freehold



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

bridges.tokens.worldwide

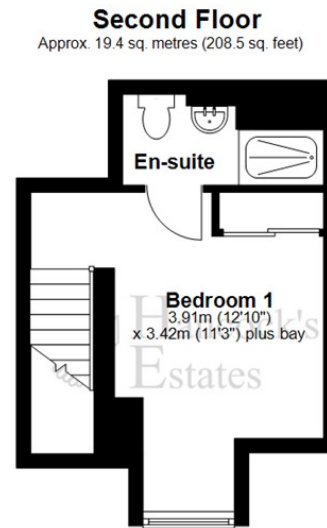
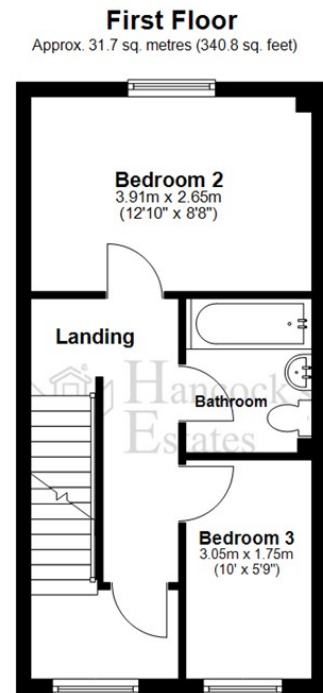
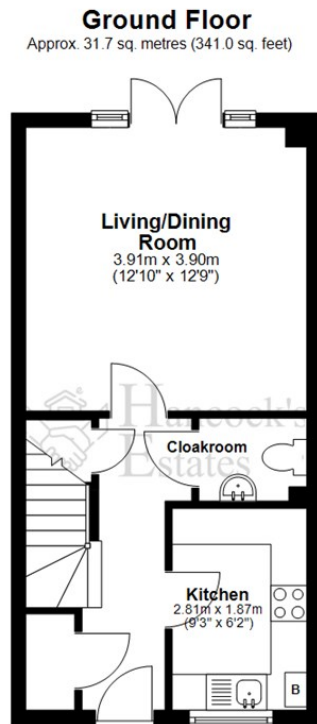
## Carefully Selected Services

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.









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.



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

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC