



Gurneys Lane, Langford, SG18 9QZ
£825,000

 4  3  2  B

LATCHAM ———
————— DOWLING

ESTATE AGENTS

UNEXPECTEDLY RE-AVAILABLE 28/02/2025

We are delighted to offer for sale this stunning recently built individual detached four double bedroom home situated on a quiet private road of just five properties. Now, at 2037sq ft of accommodation, it's a large property that exudes quality. The heating is supplied courtesy of a "Mitsubishi" Air source heat pump that gives underfloor heating throughout the downstairs and radiators upstairs and comes with a transferable service plan.

As you enter this wonderful home, you are greeted by a large entrance hall that leads to all the ground floor accommodation with double doors to the kitchen/dining room. Now, as if there aren't enough bathrooms with the two very well appointed ones to the first floor, you have a downstairs shower room which could be ideal if you have elderly family members staying and possibly using the study as a bedroom. The 20' kitchen/Dining room wants for nothing with an array of fitted appliances including a five ring induction hob, double oven, fridge/freezer and dishwasher. There is a utility room that can be accessed from outside making for a great place to wash the dog after a Sunday stroll. There is a dual aspect lounge to the rear with double doors to the rear garden.

Upstairs there is a large landing and when asking the current owner why it wasn't a five bed it became clear that they wanted decent sized usable rooms. All bedrooms are great sized doubles and all boast Ethernet points. Bedroom one is 20' x 16' has a wonderfully appointed en suite. The family bathroom is a four piece with double width shower as well as the main feature being the freestanding roll top bath.

The property sits in the heart of Langford with a direct train service to London St. Pancras 2 miles away in Biggleswade. The A1 is less than 2 miles to the east. Langford has many facilities including an excellent Lower School, satellite Doctor's Surgery and Post Office as well as eateries and playing field.

Entrance Porch

Entrance Hall

Shower Room





Study
10'10 x 9'11 (3.30m x 3.02m)

Kitchen/Dining Room
20' x 14'2 (6.10m x 4.32m)

Utility Room
10'9 x 5' (3.28m x 1.52m)

Lounge
17'2 x 16'10 (5.23m x 5.13m)

First Floor

Landing

Bedroom One
20'10 x 16'11 (6.35m x 5.16m)

En Suite

Bedroom Two
14'2 x 9'9 (4.32m x 2.97m)

Bedroom Three
12'11 x 9'10 (3.94m x 3.00m)

Bedroom Four
12'10 x 10'9 (3.91m x 3.28m)

Family Bathroom

Outside

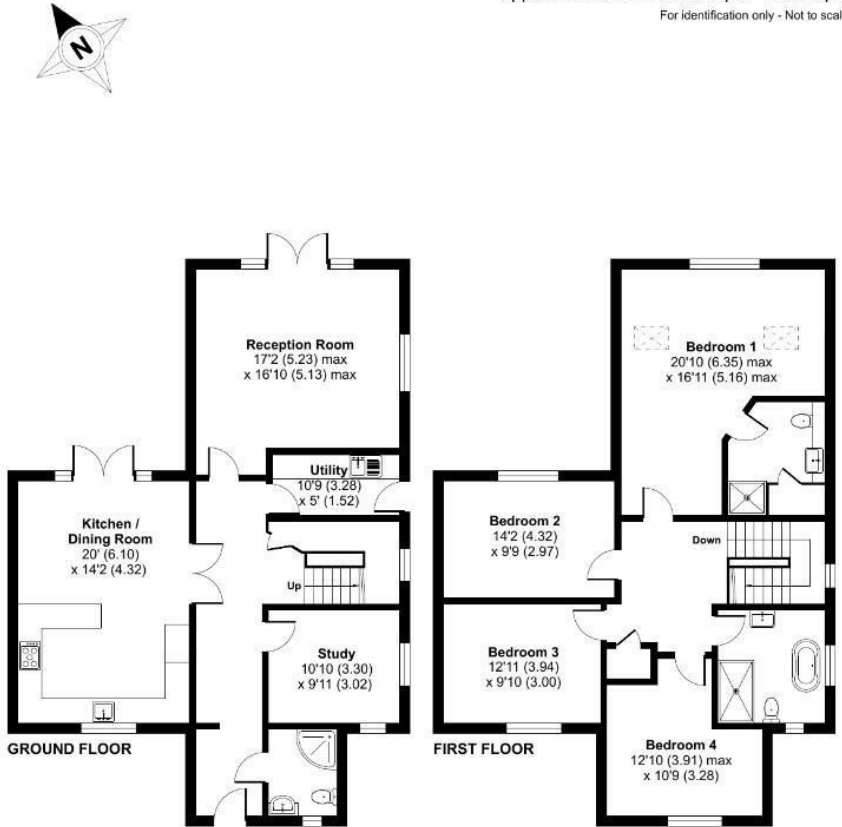
Front Garden

Rear Garden

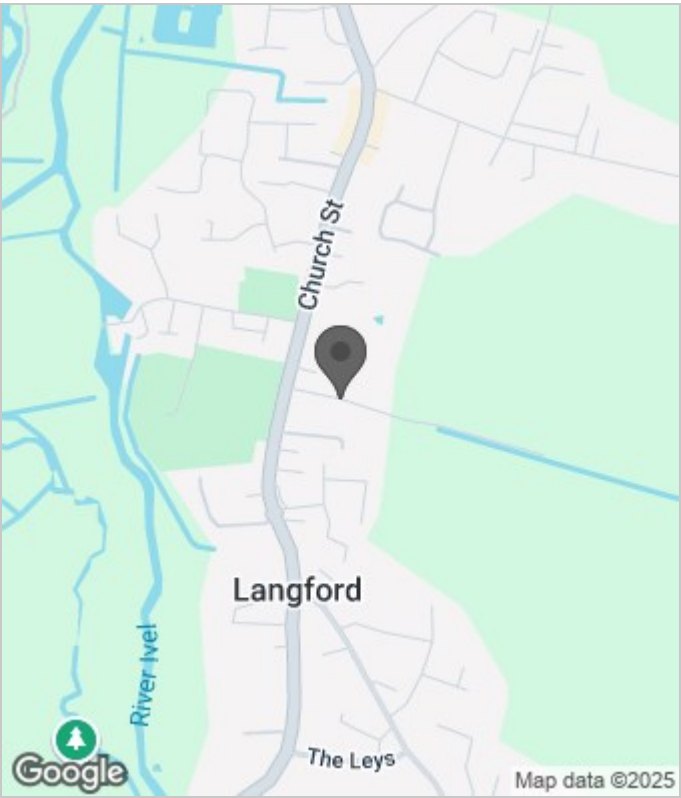


Gurneys Lane, Langford, Biggleswade, SG18

Approximate Area = 2037 sq ft / 189.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Latcham Dowling Ltd. REF: 1202572



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 88 | |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.