



# Langford Road

Henlow, Bedfordshire SG16 6AF

CHRIS MACSWEENEY

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# Langford Road

Price - £579,950

A hidden gem! This substantial home is nicely positioned backing onto open fields in the sought after village of Henlow.

This deceptively large family home sits on a good sized plot in the sought after village of Henlow. Boasting a beautifully landscaped rear garden that stretches to 105ft with views over open fields, this is a home that can meet the needs of a demanding family for many years.

## MEASUREMENTS

Lounge 17'10 x 16'9 (5.43m x 5.10m)  
 Kitchen 15'9 x 10'5 (4.80m x 3.18m)  
 Dining Room 17'0 x 10'1 (5.18m x 3.07m)  
 Utility Room/WC 8'1 x 7'0 (2.46m x 2.13m)  
 Workshop 8'5 x 7'0 (2.57 x 2.13)  
 Bedroom 1 12'6 x 11'5 inc to 13'6 (3.81m x 3.48m inc to 4.11m) into wardrobes  
 Bedroom 2 15 x 8'7 (4.57m x 2.61m) Plus wardrobes  
 Bedroom 3 17'4 x 9'8 (5.28m x 2.95m) Max  
 Bedroom 4 12'5 x 10'1 (3.79m x 3.07m)  
 Bathroom 9'6 x 6'10 (2.90m x 2.08m)  
 Garden 105'0 x 38'0 (32.0 x 11.58m) Approx

## Accommodation on Four Levels

Entrance is on the first floor and gives access to one of four double bedrooms in addition to a sizeable dining room. Stairs lead to accommodation on both ground, second and third floors.

## Ground Floor Accommodation

The main two rooms at this level are the kitchen and lounge although there is additional side access leading to the utility room, workshop and garage. The kitchen has been refitted and houses multiple appliances and the lounge boasts a log burning stove and gives access to the garden.

## Second and Third Floor Accommodation

The remaining three double bedrooms can be found on these levels in addition to a large replacement bathroom - all in excellent order.

## Outside

A beautifully landscaped rear garden reaches 105ft and benefits from fantastic views across open countryside. There is a garage at the front with driveway parking in front for at least 6 vehicles.

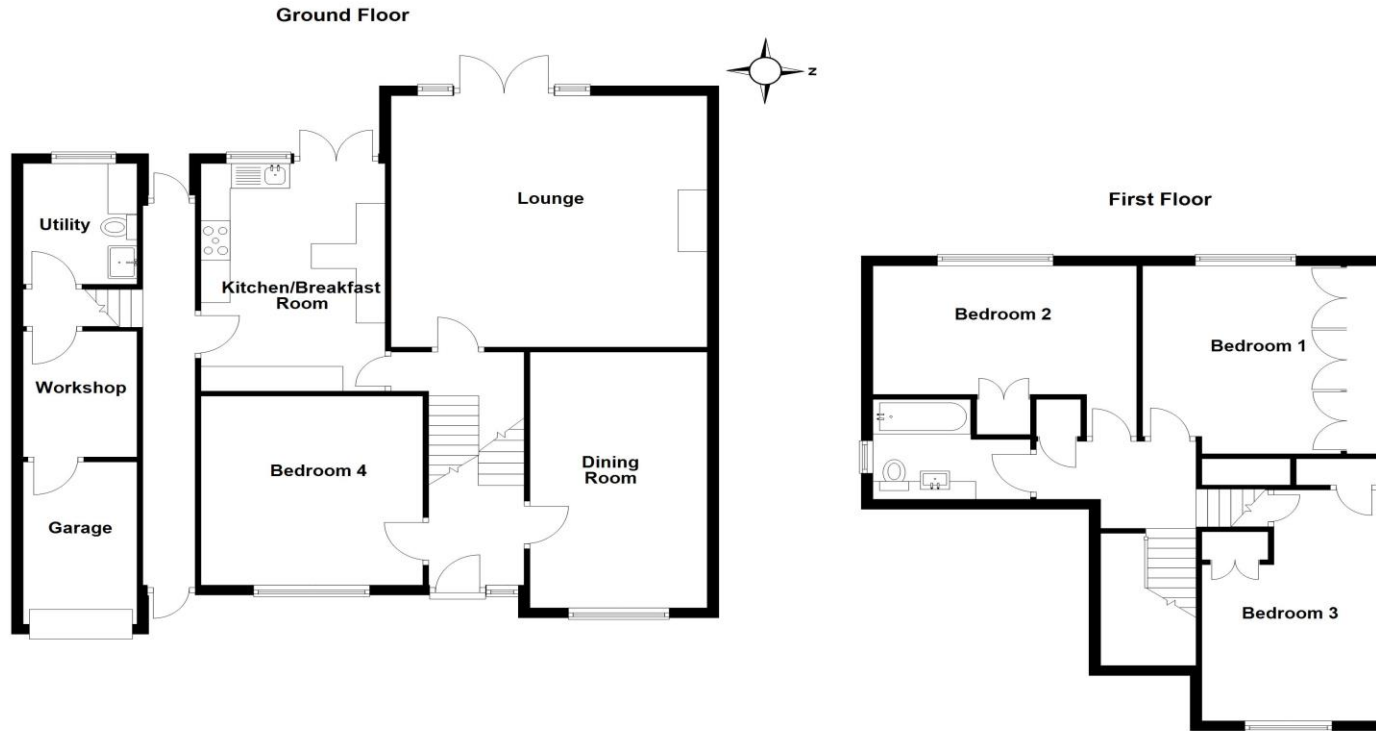








# FLOORPLAN



Total area: approx. 170.4 sq. metres (1834.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.