



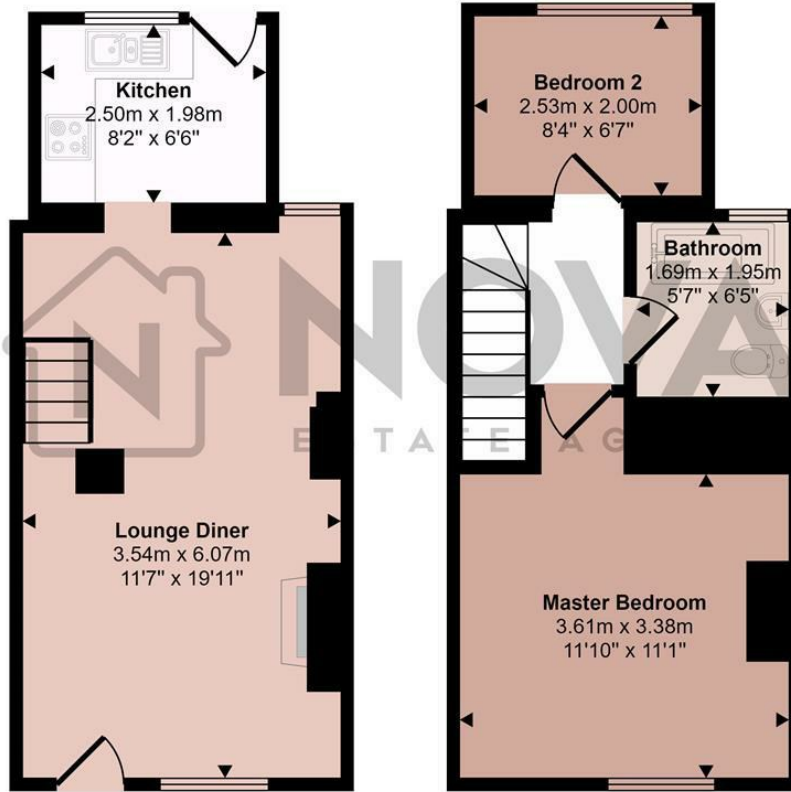
## 4 Station Road, Langford, Biggleswade, Hertfordshire, SG18 9PD

Discover your perfect countryside retreat with this enchanting 2 bedroom cottage, ideally situated on the Station Road in the heart of Langford, Biggleswade. Step into a warm and inviting living room, complete with a cozy fireplace, perfect for relaxing evenings, and an open plan dining area with ample space for entertaining. The compact modern kitchen boasts a light and airy outlook to the garden, while two generous bedrooms offer charming views and also abundant natural light. Enjoy the outdoors in communal garden, ideal for summer barbecues, gardening, or simply unwinding in a tranquil setting. Nestled in a friendly neighborhood, the cottage is just a short stroll from local shops, cafes, and Langford's picturesque countryside, with excellent transport links providing easy access to Biggleswade and beyond. Character features and period details add to the cottage's charm, making it perfect for couples seeking a romantic getaway, small families looking for a cozy home, or professionals desiring a peaceful retreat with easy commuting options. Available for immediate occupation on a unfurnished basis. Call Nova Estate Agents now to arrange a viewing.

- Nova Estate Agents
- 2 Bedroom Cottage
- Communal Garden
- On Road Parking
- Close to Amenities
- Good Size Living Accommodation
- Rural Location
- Available Immediately
- Unfurnished

£1,200 Per month

Approx Gross Internal Area  
56 sq m / 600 sq ft



Ground Floor  
Approx 27 sq m / 296 sq ft

First Floor  
Approx 28 sq m / 304 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		