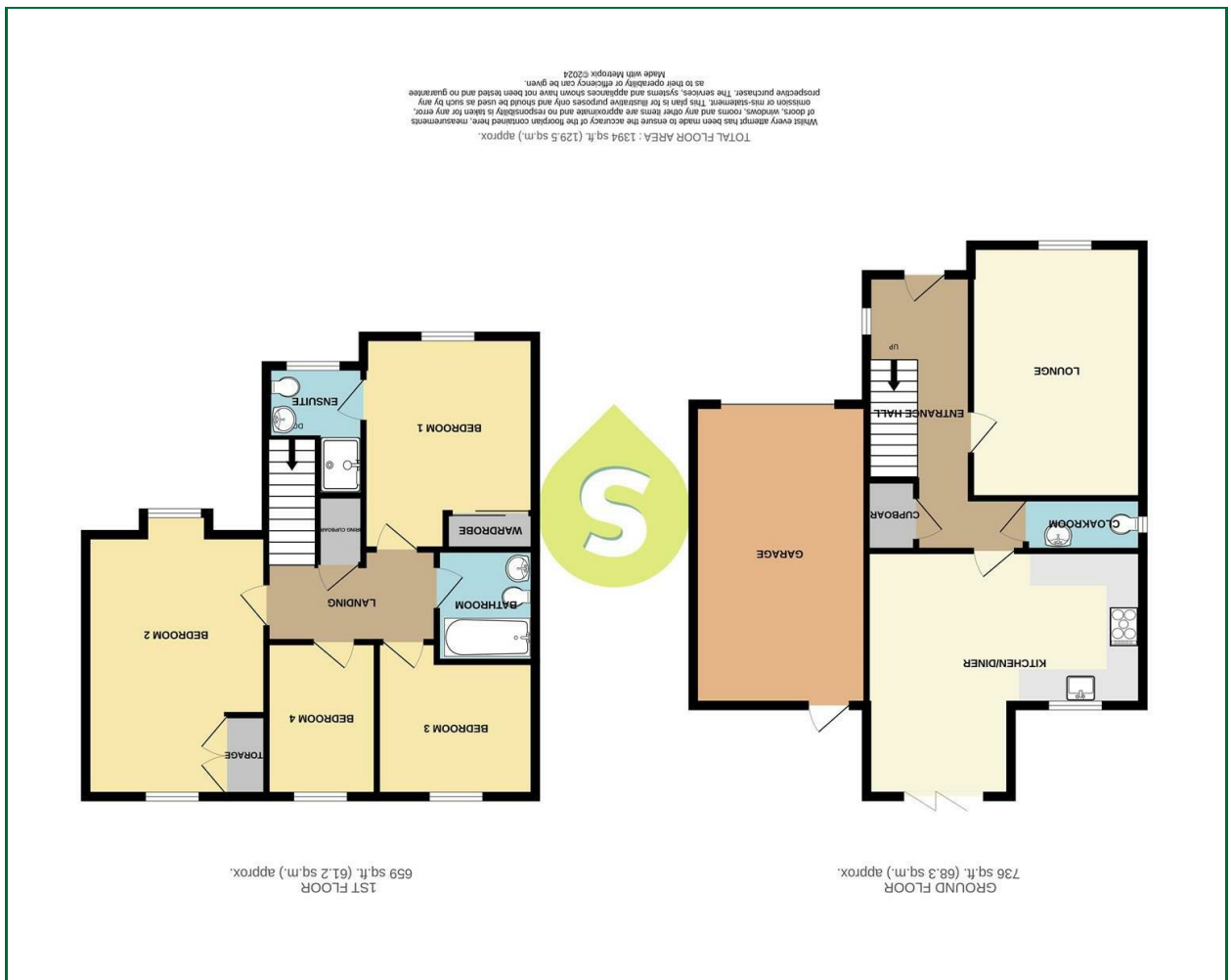




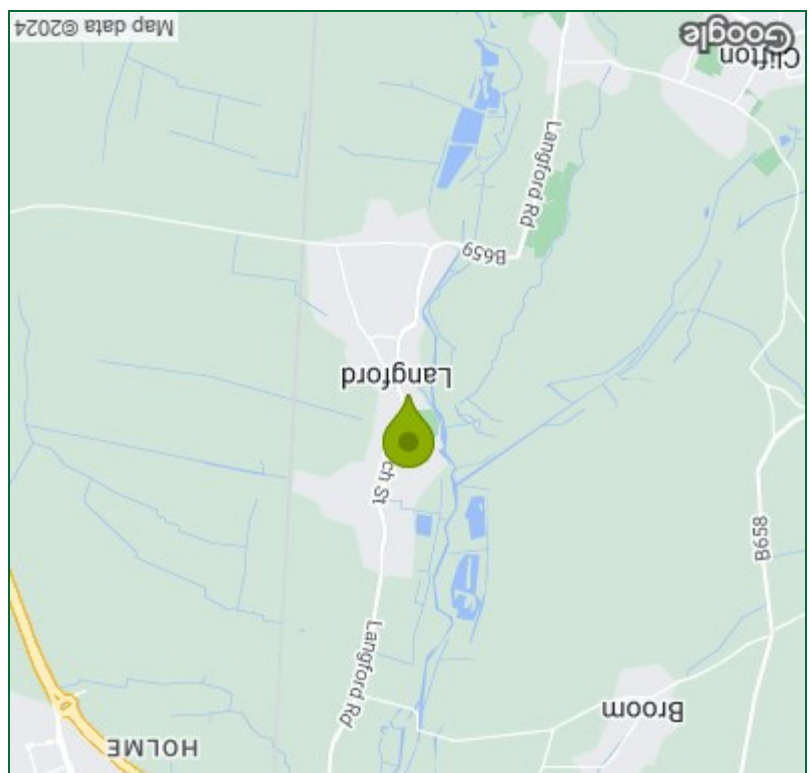
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

### Viewing

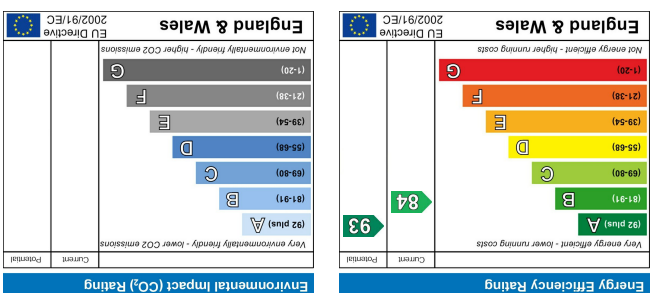
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Seward Place,  
Langford | Beds  
£520,000



#### Entrance Hall

Entrance door, stairs leading to first floor, large under stairs storage cupboard, Karndean flooring.

#### Lounge

15'8" x 10'7"

Window to front, radiator, inset wall mounted gas fire.

#### Cloakroom

White suite comprising of low level w.c, pedestal wash hand basin, heated towel rail, window to side.

#### Kitchen/Diner

17'2" x 15'3"

Well fitted kitchen with a range of base and eye level units with Silestone worktops, inset stainless steel sink unit with mixer tap, integrated appliances including, double oven, five ring gas hob, extractor hood, fridge/freezer, dishwasher and washing machine, cupboard housing wall mounted boiler, window to rear, inset spotlights, Karndean flooring, radiator, bi folding doors to garden.

#### Landing

Access to boarded loft space with ladder, light and power, radiator, airing cupboard housing hot water tank.

#### Bedroom One

13'4" x 9'11"

Window to front, radiator, fitted sliding door wardrobe, door to:-



#### En-suite

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, part tiled walls, tiled floor, extractor fan, heated towel rail, inset spotlights, window to front.

#### Bedroom Two

17'8" x 11'5"

Dual aspect room with windows to front and rear, radiator, fitted double wardrobe.

#### Bedroom Three

10'3" x 9'11"

Window to rear, radiator.

#### Bedroom Four

10'2" x 6'10"

Window to rear, radiator.

#### Front Garden

Block paved driveway providing off road parking for several cars, rest laid mainly to lawn, electric car charger point.

#### Rear Garden

A good sized, fully enclosed garden laid mainly to lawn with paved patio area and flower bed borders, gated access to front, gated access to rear of garden providing access to small allotment area.

#### Garage

18'11" x 10'10"

A decent sized garage with "Alutech" insulated sectional electric door, power and light, personal door to rear garden.

#### Agents Notes

Freehold

Council Tax Band E.

Private road.

Annual service charge payment £750.00 per annum.

