



**Kennedy
& Foster**

83h Cambridge Road

Langford

SG18 9PL

Guide Price £440,000 - £450,000

- TWO SPACIOUS GARAGES WITH LOTS OF PARKING
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOM
- HIDDEN AWAY OFF CAMBRIDGE ROAD
- KITCHEN/DINER
- FOUR PIECE BATHROOM
- EN SUITE CLOAKROOM TO MAIN BEDROOM
- EASY TO MAINTAIN GARDEN



Two very spacious garages together with lots of parking belong to this two bedroom detached bungalow hidden away just off Cambridge Road. The property has a large 4 piece bathroom, kitchen/diner, lounge, 2 double bedrooms and a cloakroom off the main bedroom. The property offers gas radiator central heating and easy to maintain gardens. Contact Kennedy & Foster, the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED FRENCH DOORS TO:

KITCHEN/DINING ROOM

21' 06" x 12' 09" (6.55m x 3.89m) Wall, base and drawer units with work surfaces over, feature window to side, two radiators, consumer unit, space for dishwasher and American fridge, coving to ceiling, built in oven, gas hob with extractor hood over.

LOUNGE

16' 4" x 9' 4" (4.98m x 2.84m) uPVC double glazed sliding patio door, uPVC double glazed window, double radiator, coving to ceiling.

BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m) uPVC double glazed window, radiator, cupboard housing gas combi boiler. Door to:

CLOAKROOM

Low level WC, wash hand basin with cupboard under, heated towel rail, frosted window.

4 PIECE BATHROOM

11' 3" x 8' 8" (3.43m x 2.64m) Panelled bath with mixer tap and shower over, double shower with shower over, wash hand basin with cupboards under, close couple WC, radiator, two windows to rear, coving to ceiling, access to partially boarded lost hatch.

BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m) uPVC double glazed window, radiator, coving to ceiling.

OUTSIDE

BLOCK PAVED DRIVEWAY LEADING TO FURTHER PARKING AND CONCRETE DRIVEWAY LEADING TO:

GARAGE ONE

25' 1" x 15' 1" (7.65m x 4.6m) Electric roll up door, power and lighting, eaves storage, sink and space for tumble dryer, plumbing for washing machine/dryer, window and door to side.

GARAGE TWO

Approx. 24' 10" x 10' 0" (7.57m x 3.05m) Dividing stud wall, roll up electric door, power and lighting, eaves storage.

GARDEN

Easy to manage shingled garden to rear.



COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.