



**Kennedy
& Foster**

3 Church Farm Close

Langford

SG18 9NS

£375,000

- GORGEOUS LOCATION SET BACK FROM THE ROAD
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN
- THREE BEDROOMS
- REFITTED SHOWER ROOM
- GARAGE AND PARKING
- CHAIN FREE



This recently redecorated and well presented 3 bedroom property that is situated in a lovely location setback from the road with 3 similar properties. The property has the benefit of being offered chain free and with good size accommodation comprising: Entrance porch, cloakroom, entrance hall, 2 reception rooms, fitted kitchen, 3 bedrooms, refitted shower room. To compliment this gorgeous property is a garage and parking. A viewing comes highly recommended by Kennedy & Foster the sole agents.

FRONT DOOR INTO:

ENTRANCE PORCH

Tiled floor. Door to Entrance hall. Door to:

CLOAKROOM

Low level w.c. Pedestal basin. Tiled floor. Extractor fan. uPVC double glazed window to side. Heated towel rail.

ENTRANCE HALL

Dado rail. Radiator. Stairs to first floor landing. Understairs storage cupboard. Arch to kitchen. Door to:

LOUNGE

13' 11" x 13' 04" (4.24m x 4.06m) uPVC double glazed window to front with fitted shutters. Gas fire. Coving to ceiling. Double glass panelled doors into:

DINING ROOM

10' 05" x 9' 07" (3.18m x 2.92m) uPVC double glazed French doors to rear garden. Serving hatch to kitchen. Radiator. Coving to ceiling.

KITCHEN

9' 04" x 9' 04" (2.84m x 2.84m) Range of wall, base and drawer units with worksurfaces over. Cupboard housing boiler. Range style cooker. Integrated fridge/freezer and washing machine. Stainless steel single drainer sink unit with mixer tap. uPVC double glazed window and door to rear garden. Serving hatch.

FIRST FLOOR LANDING

Access to loft with ladder and light. Airing cupboard with lagged cylinder, shelving. Dado rail. Doors to:

BEDROOM ONE

12' 00" x 11' 07" (3.66m x 3.53m) uPVC double glazed window to rear with fitted shutters. Radiator. Coving to ceiling. Built in double wardrobe,

BEDROOM TWO

11' 03" x 10' 11" (3.43m x 3.33m) uPVC double glazed window to front with fitted shutters. Radiator.

BEDROOM THREE

8' 08" x 7' 11max" (2.64m x 2.41m) uPVC double glazed window to front. Radiator. Built in cupboard with hanging rail.

REFITTED SHOWER ROOM

Walk in double shower. Pedestal basin. low level w.c. Heated towel rail. Coving to ceiling. Tiled floor. uPVC double frosted window to rear. uPVC double glazed window to rear.

OUTSIDE

FRONT

Well established communal gardens to front with lawn, trees and shrubs. Shared single driveway for the 4 properties setback from the road, leading to garage and parking.

GARAGE

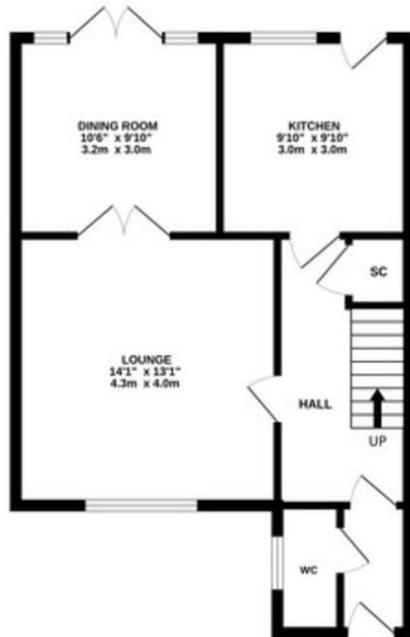
Up and over door. Power and light. Eave storage.

REAR GARDEN

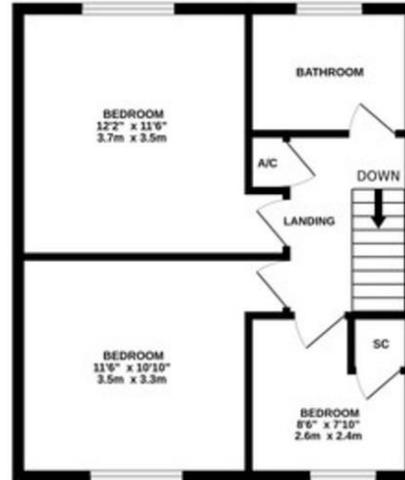
Laid to lawn, shrubs and flowers, block paved pathway. Outside tap. Water butt. Gated access to rear with pathway leading to front of properties.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.