



**Kennedy
& Foster**

11 Turner Gardens

Langford

SG18 9GD

£535,000

- WELL PRESENTED
- THREE DOUBLE BEDROOM DETACHED
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- GENEROUS GARDEN
- PARKING & ENCLOSED CARPORT
- LOVELY LOCATION



Built approx. 5 years ago (with a 10 year NHBC) to The Richmond design, this three double bedroom detached double fronted property must be viewed to fully appreciate what this gorgeous property has to offer. To include a front to back lounge, dining room/study, kitchen/breakfast room, cloakroom, three double bedrooms, ensuite, family bathroom and generous size garden. Contact Kennedy & Foster, the sole agent to arrange your viewing.

COMPOSITE FRONT DOOR INTO

ENTRANCE HALL

Amtico floor, stairs to first floor, understairs storage cupboard, inset lighting. Doors to:

LOUNGE

16' 7" x 11' 7" (5.05m x 3.53m) uPVC double glazed window to front, radiator, uPVC double glazed French doors to rear garden.

DINING ROOM/STUDY

12' 10" x 9' 0" (3.91m x 2.74m) Dual aspect uPVC double glazed window to front, radiator, Amtico flooring.

CLOAKROOM

Close coupled WC, wash hand basin, cupboard under, Amtico flooring.

KITCHEN/BREAKFAST ROOM

15' 3" x 9' 10" (4.65m x 3m) Wall, base and drawer units with worksurface over, 1 1/2 bowl stainless steel sink unit with mixer tap. Built in dishwasher, washing machine, fridge/freezer, double oven, induction hob and extractor over. Amtico flooring, cupboard housing boiler, radiator, uPVC double glazed window to rear and side and French doors to rear garden.

FIRST FLOOR LANDING

Shelved linen cupboard, radiator, two uPVC double glazed windows. Doors to:

MASTER BEDROOM

16' 06" x 9' 5" (5.03m x 2.87m) Built in double wardrobes with sliding doors, dual aspect uPVC double glazed windows, radiator. Door to:

ENSUITE

Walk in double shower, complimentary tiled splash back shower over, close coupled WC, wash hand basin with cupboard under, heated towel rail, frosted uPVC double glazed window to front.

BEDROOM TWO

13' 1" x 12' 2" max (3.99m x 3.71m) Built in cupboard, dual aspect uPVC double glazed window, access to loft hatch with light, radiator.

BEDROOM THREE

10' 00" x 8' 7" (3.05m x 2.62m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, close coupled WC, wash hand basin with cupboard under, heated towel rail, frosted uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN

Lawn, shrubs. Pathway leading to front door.

DRIVEWAY LEADING TO:

GARAGE

carport converted to a garage with remote controlled roller doors to the front and trellis to rear wall, as well as gate to the back garden. It is shared with our neighbour, entry via a numbered coded lock, but can be divided if desired.

REAR GARDEN

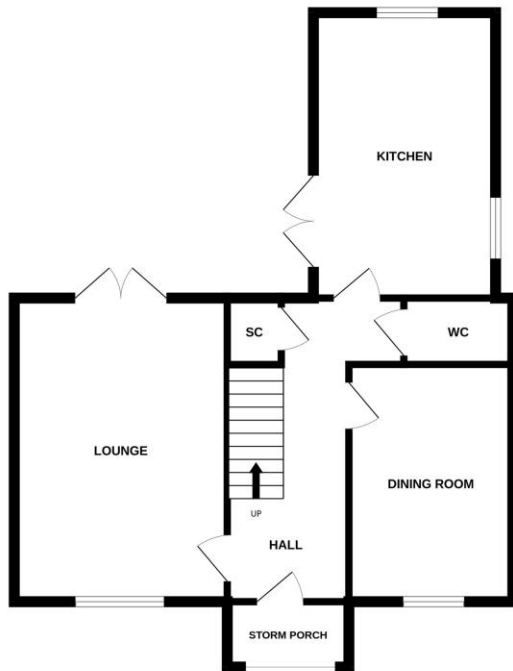
Free standing wooden shed with power. Flowering cherry tree, apple tree, pear tree, plum tree. Established shrubs. Patio area and separate raised patio. Vegetable patch. Access to shared garage space. Garden tap. Laid to lawn.

AGENT NOTES

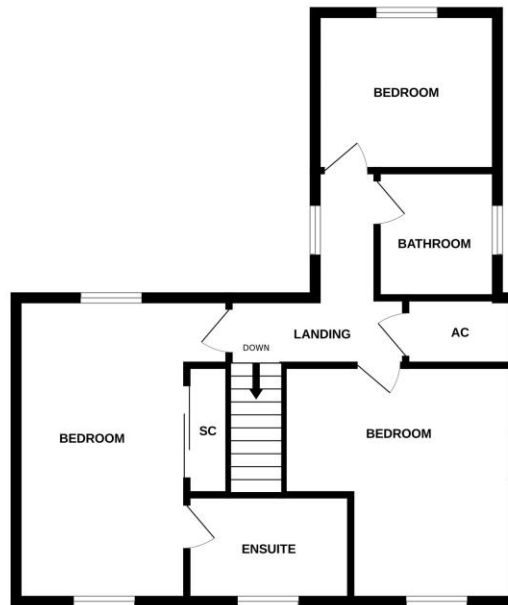
Estate Charge: £251.67 per every 6 months
There are four solar panels to the property.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	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.