



**Kennedy  
& Foster**

21 Turner Gardens

Langford

SG18 9GD

**£480,000**

- CORNER POSITION
- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY
- DESIRABLE LOCATION
- KITCHEN/DINING ROOM
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- GENEROUS GARDEN
- CARPORT & PARKING
- CHAIN FREE



This beautifully presented detached property was built to the design of 'The Bonnington' and proudly occupies a corner position overlooking farmland and positioned in this desirable close of Turner Gardens. The property offers a downstairs cloakroom, good size lounge, kitchen / dining room, 3 good size bedrooms, en suite and family bathroom. To compliment this gorgeous home is a generous rear garden, parking and car port and potential to extend subject to planning permission. Contact Kennedy & Foster to arrange your viewing of this chain free property.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Built in cupboard, stairs to first floor, radiator. Doors to:

#### **CLOAKROOM**

Low level W.C, vanity basin and cupboard under, radiator.

#### **LOUNGE**

15' 11" x 14' 10" (4.85m x 4.52m) uPVC double glazed bay window to side with shutters, and uPVC double glazed window to front, radiator, storage cupboard.

#### **KITCHEN/DINING ROOM**

15' 10" x 10' 10" (4.83m x 3.3m) White high gloss wall, base and drawer units with work surface over, built in fridge/freezer, washing machine/dryer and dishwasher. Built in oven, gas hob and extractor hood over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, dual aspect uPVC double glazed windows with shutters, uPVC double glazed French doors to rear garden, radiator.

#### **LANDING**

Access to loft, airing cupboard with cylinder and shelving. Doors to

#### **MASTER BEDROOM**

10' 11" x 10' 6" (3.33m x 3.2m) uPVC double glazed window with shutters, two built in double wardrobes with sliding mirrored door, radiator. Door to:

#### **ENSUITE**

Fully tiled shower with bi folding door and shower over, close coupled WC, vanity basin with cupboard under, heated towel rail, shaver point, uPVC double glazed frosted window.

## **BEDROOM TWO**

10' 4" x 9' 2" (3.15m x 2.79m) Dual aspect uPVC double glazed windows with shutters, radiator.

## **BEDROOM THREE**

12' 06" x 6' 5" (3.81m x 1.96m) uPVC double glazed window, radiator, radiator, shutter.

## **BATHROOM**

Panelled bath with shower over and shower screen, vanity basin with cupboard under, close coupled WC, heated towel rail, shaver point, uPVC double glazed frosted window.

## **OUTSIDE**

### **FRONT**

Paved pathway to front door, shrubs, solar panels on roof.

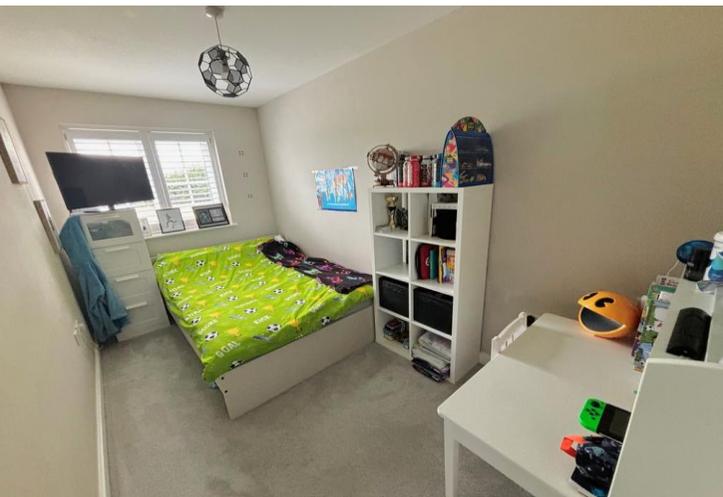
**BLOCK PAVED DRIVEWAY LEADING TO CARPORT PROVIDING PARKING FOR 2/3 CARS.**

### **REAR GARDEN OF A GENEROUS SIZE**

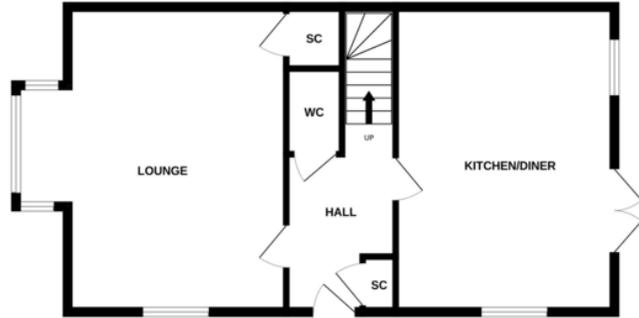
Paved patio, gated side access, laid to lawn, outside tap.

### **AGENT NOTES**

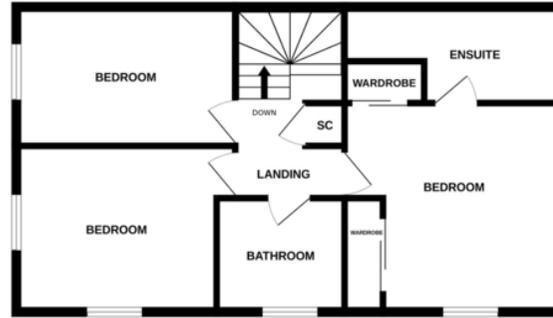
Development charge - Approx. £450 per annum



GROUND FLOOR



1ST FLOOR



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	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OFFICE**  
2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

**T:** 01767 601122  
**E:** sales@kennedyfoster.co.uk

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.