



**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

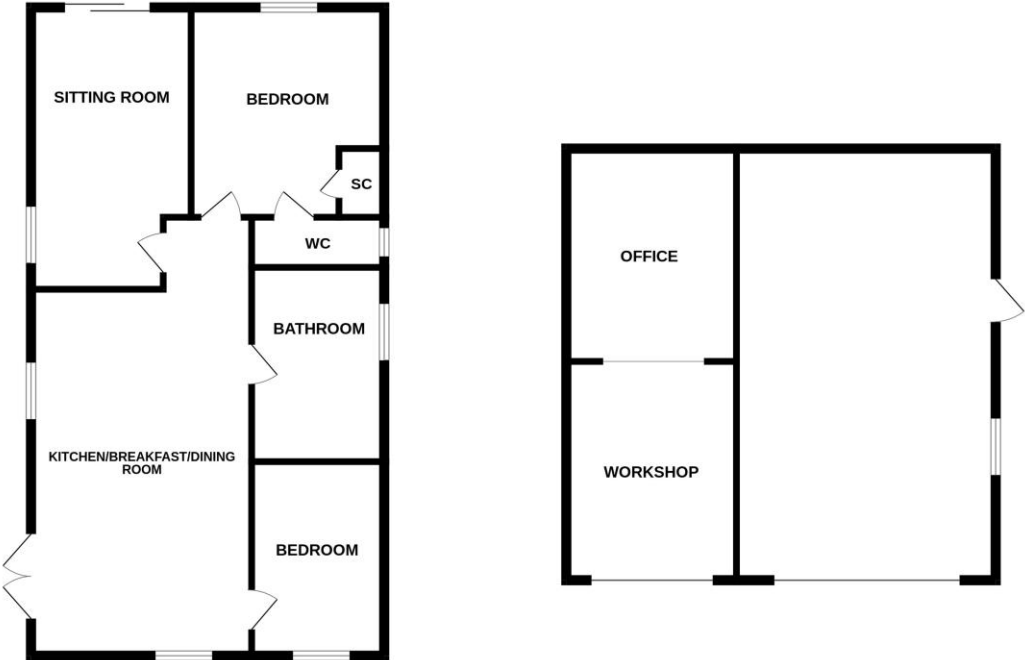
Approx. 24' 10" x 10' 0" (7.57m x 3.05m) Dividing stud wall, roll up electric door, power and lighting, eaves storage.

GARDEN

Easy to manage shingled garden to rear.



GROUND 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 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		

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