



40 Garfield, Langford - SG18 9NG

Guide Price £550,000



HARVEY  
ROBINSON



# 40 Garfield

Langford, Biggleswade

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- KITCHEN/DINING ROOM
- CLOAKROOM+UTILITY
- ENSUITE FACILITIES AND FAMILY BATHROOM
- WELL PRESENTED THROUGHOUT
- GARAGE AND DRIVEWAY PARKING
- CLOSE TO AMENITIES
- ENCLOSED REAR GARDEN









We are delighted to offer for sale this beautifully presented four-bedroom detached family home, ideally positioned on a popular and sought-after development within the highly desirable village of Langford. The property offers a great balance of modern living and family comfort, with generous proportions and a well-thought-out layout throughout.

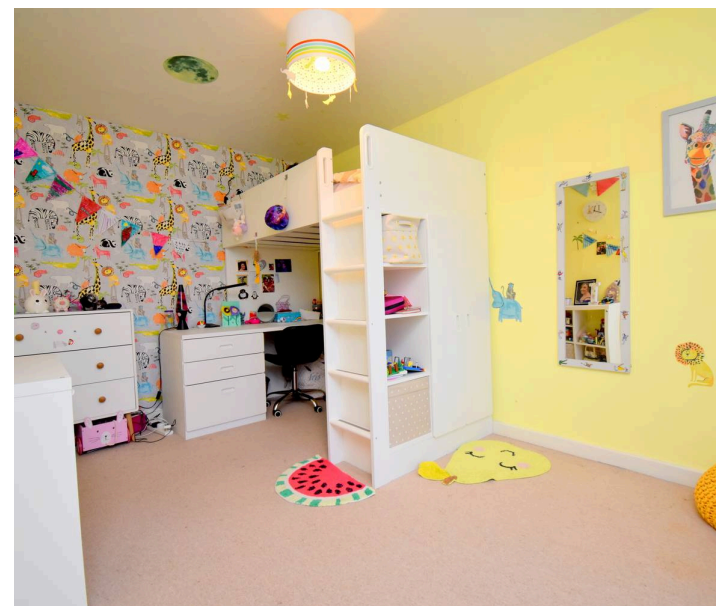
Upon entering, you are greeted by a welcoming entrance hall providing access to a spacious lounge featuring a bay window that floods the room with natural light - perfect for relaxing or entertaining. There's also a well-sized study, ideal for working from home or quiet use, a convenient cloakroom, a separate utility room, and a stylish kitchen/dining room complete with integrated appliances and French doors opening out to the rear garden, creating a lovely indoor-outdoor flow ideal for family life or summer gatherings. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio seating area, offering an ideal space for outdoor dining or relaxation. Side access leads to the single garage and driveway providing ample off-road parking.

#### **LOCATION AND AMENITIES**

Located in the highly regarded and sought-after village of Langford, this home enjoys a wonderful community feel with a great range of local amenities close by, including convenience stores, takeaway outlets, and fantastic primary schooling. The village also benefits from a large playing field, village hall, and picturesque countryside walks quite literally on the doorstep, perfect for families and those who enjoy the outdoors.

For commuters, Langford offers excellent transport connections with easy access to the A1(M) north and south, while nearby Biggleswade train station provides a direct service into London King's Cross and St Pancras in around 40

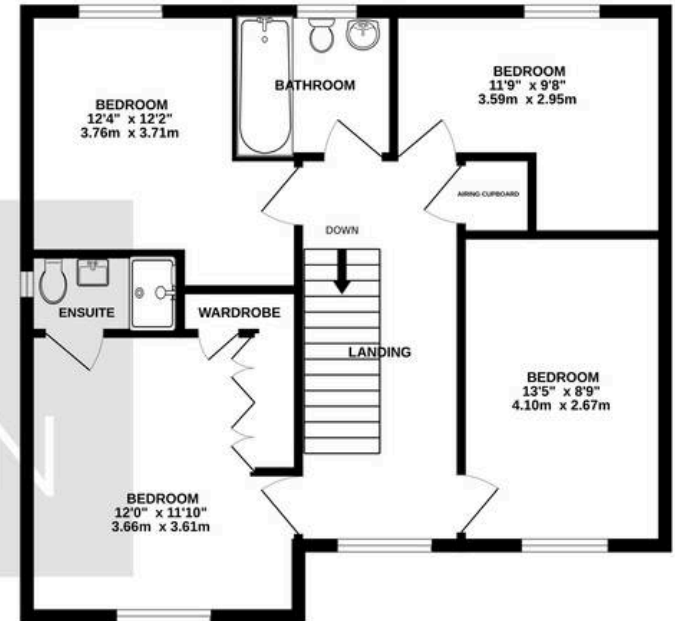
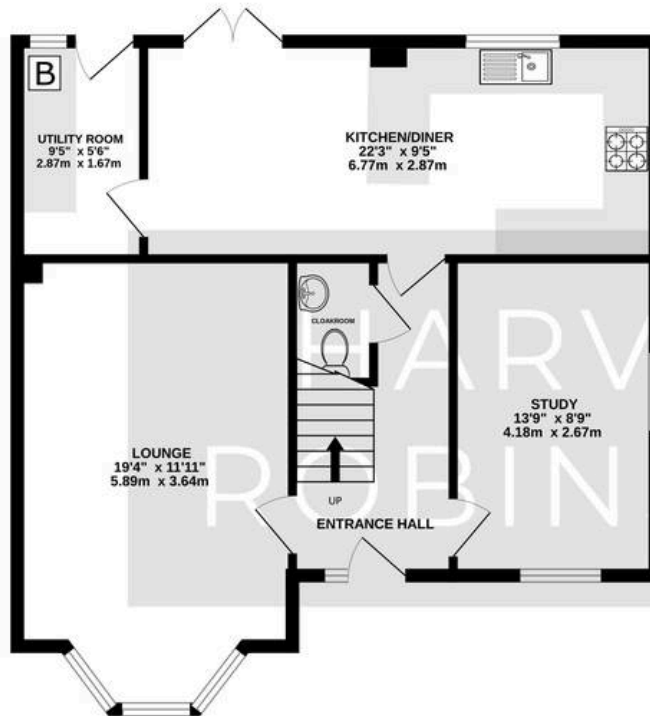




GARAGE  
153 sq.ft. (14.2 sq.m.) approx.

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

FIRST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

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## FAQ'S

Property Tenure: Freehold

Property Built: 2008

Council Tax Band: F

Boiler Installed: 2018

Boiler Serviced: 2024

Rear Garden Aspect: West

Loft is Partially Boarded

Primary School catchment: Langford Village,

Biggleswade Academy

Secondary School Catchment: Samuel Whitbread,

Etonbury, Stratton

EPC Rating: C

What3Words Location: [///history.increment.formal](https://www.what3words.com/#!/history/increment/formal)

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

## TRAVEL

Distance to A1: 2.4 miles

Biggleswade Railway Station: 2.7 miles

Cambridge: 23.0 miles

Bedford: 14.4 miles

Milton Keynes: 26.5 miles

London: 45.8 miles

