



HARVEY ROBINSON

Guide Price

£525,000

Mayflower Lane

Langford, SG18 9FR

PROPERTY SUMMARY

We are delighted to offer for sale this well presented four bedroom detached family home located on this popular and sought-after development within the highly desirable village of Langford. Constructed in 2021 by David Wilson Homes to the Ashtree design, the spacious accommodation in brief consists of an entrance hall, a cloakroom, a large spacious dual-aspect lounge with bay window and UPVC French-style doors opening to the rear garden, a good size kitchen/breakfast room packed with integrated appliances which also has doors opening to the rear garden, and a separate dining room completing the downstairs living space. Upstairs, four bedrooms, with ensuite facilities to bedroom one, and a family bathroom can be found occupying the first floor. Outside, the property sits in a generous sized corner plot with enclosed gardens to the front and rear with off road parking in front of a single garage to the side.





FAQs

Property Tenure: Freehold

Property Built: 2021

Council Tax Band: F

Boiler Installed: 2019

Boiler Serviced: 2024

Rear Garden Aspect: West

Primary School catchment: Langford Village,

Biggleswade Academy

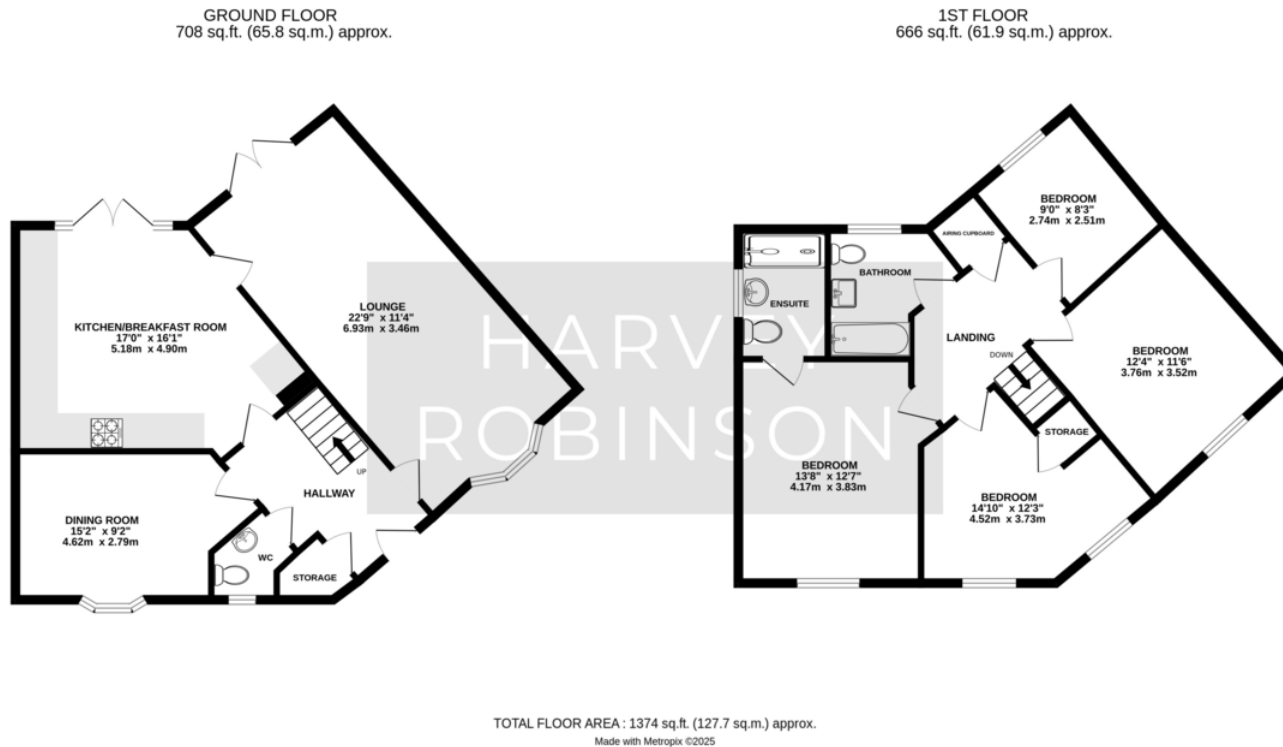
Secondary School Catchment: Samuel Whitbread,

Etonbury, Stratton

EPC Rating: B

Loft: Not boarded

What3Words Location: ///brihtens.parent.amplifier



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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