



Langford Road

Henlow,
Bedfordshire, SG16 6AF
Offers in Excess of £450,000

country
properties

Situated in the sought-after village of Henlow, this spacious three-bedroom family home offers versatile living with three reception rooms, kitchen with garden room, and a convenient ground floor utility/cloakroom. The first floor features three double bedrooms and a spacious four-piece family bathroom. Externally, the property benefits from a west-facing rear garden with a summer house, ideal as a home office or gym, and a driveway to the front providing off-road parking for two vehicles.

- Beautifully presented and updated flooring throughout
- Ground floor cloakroom / utility
- 3 double bedrooms and 3 reception rooms
- Off road parking space for 2 cars
- Garden summer house with power and light, can be used as gym/home office
- Easy access to A1 (M) and Arlesey mainline train station with direct links to London St Pancras
- Well regarded local schooling
- Countryside walks on your doorstep and well regarded Champneys health and spa resort nearby

INTERNAL

GROUND FLOOR

Entrance Hall

Carpeted stairs rising to first floor. Wood effect flooring. Radiator enclosed in decorative cover. Doors into Living room, Family room, Dining room and Cloakroom/Utility room.

Living Room

15' 9" into bay x 11' 3" max (4.80m into bay x 3.42m max) Double glazed walk in bay window to front aspect. Fitted carpet. Feature curved radiator. Exposed chimney breast.

Dining Room

14' 1" max x 11' 11" max (4.28m max x 3.64m max) Wood effect flooring. Radiator. Understairs storage cupboard. Open plan to Garden room/ Kitchen area.

Kitchen

9' 11" max x 8' 10" max (3.01m max x 2.70m max) A range of wall and base units with roll edge worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated eye level oven and grill. Inset gas hob. Space for dishwasher. Space for fridge/freezer. Wood effect flooring. Obscure double glazed window to side and double glazed door onto rear garden. Archway onto garden room.

Garden Room

9' 0" x 6' 6" (2.74m x 1.99m) Matching kitchen wall and base units. Wood effect flooring. Double glazed door with full height side windows onto rear garden. Archway to Kitchen.



Family Room/ Study

9' 10" x 7' 9" (3.00m x 2.35m) Double glazed window to front aspect. Wood effect flooring. Picture rail.

Utility / Cloakroom

Pedestal wash hand basin and low level WC. Plumbing and space for washing machine and tumble dryer. Tiled splashbacks. Tiled flooring. Obscure double glazed window to side aspect.

FIRST FLOOR

Landing

Loft access to fully boarded loft via a ladder. Doors to all bedrooms and family bathroom.

Bedroom One

12' 9" into bay x 11' 2" max (3.89m into bay x 3.40m max) Master bedroom with double glazed walk in bay window to front aspect. Fitted carpet. Fitted wardrobes. Feature curved radiator.

Bedroom Two

12' 0" x 11' 2" (3.65m x 3.40m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bedroom Three

13' 3" max x 7' 7" max (4.05m max x 2.32m max) Double glazed window to side aspect. Fitted carpet. Radiator.

Bathroom

Four piece bathroom suite comprising vanity wash hand basin, low level WC, fully tiled corner shower cubicle and corner panel enclosed bath tub with mixer tap and shower attachment over. Tiled splashbacks. Radiator. Airing cupboard housing hot water tank and shelving. Overhead storage. Obscure double glazed window to side.

OUTSIDE

Front Garden

Paved and shingled area providing off road parking space for two vehicles. Service light. Hedging to front and side.

Rear Garden

Rear garden mainly laid to artificial lawn, raised beds with flower and shrub borders enclosed by wooden sleepers and paved path to paved patio area. Brick retaining wall to rear. Timber summer house/gym to remain. Gated access to front.

Home Office/ Gym

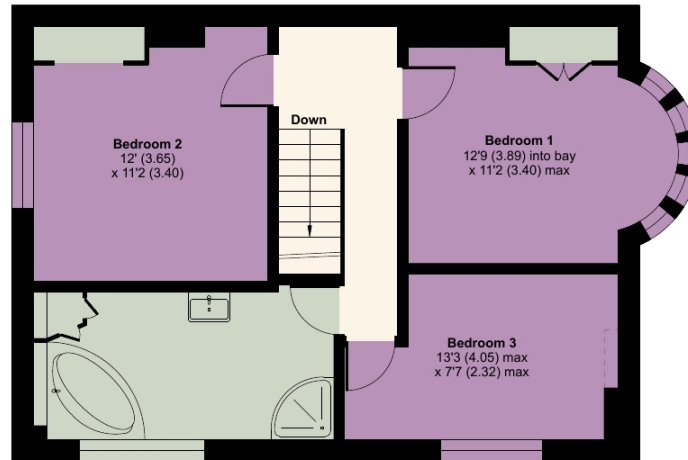
11' 1" x 9' 1" (3.37m x 2.77m) Currently used as home gym and ideal space for home office. Power and light. External lights.

Store

8' 11" x 4' 5" (2.71m x 1.35m) Large timber storage space.

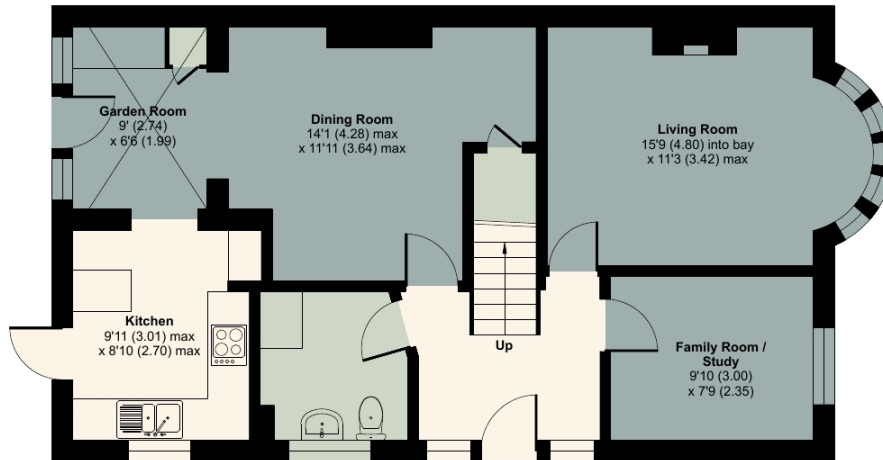
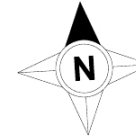


Approximate Area = 1239 sq ft / 115.1 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Outbuildings = 140 sq ft / 13 sq m
 Total = 1382 sq ft / 128.3 sq m
 For identification only - Not to scale

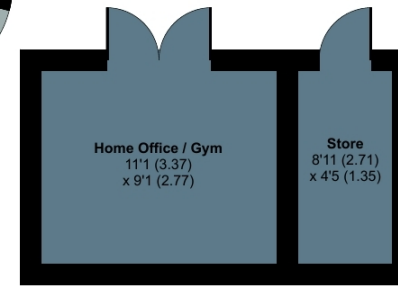


FIRST FLOOR

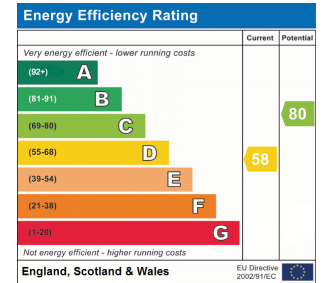
Denotes restricted head height



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1492429



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Viewing by appointment only

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