



Hornbeam Lane, Langford - SG18 9GR



HARVEY  
ROBINSON

# 5 Hornbeam Lane

Langford, Biggleswade

- THREE BEDROOM DETACHED
- PREMIUM FAMILY HOME
- SOUGHT-AFTER LOCATION
- SPACIOUS LOUNGE
- LARGE KITCHEN / DINING ROOM
- CLOAKROOM AND ENSUITE
- FULLY BOARDED LOFT SPACE
- AMPLE OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- COMPLETE ONWARD CHAIN

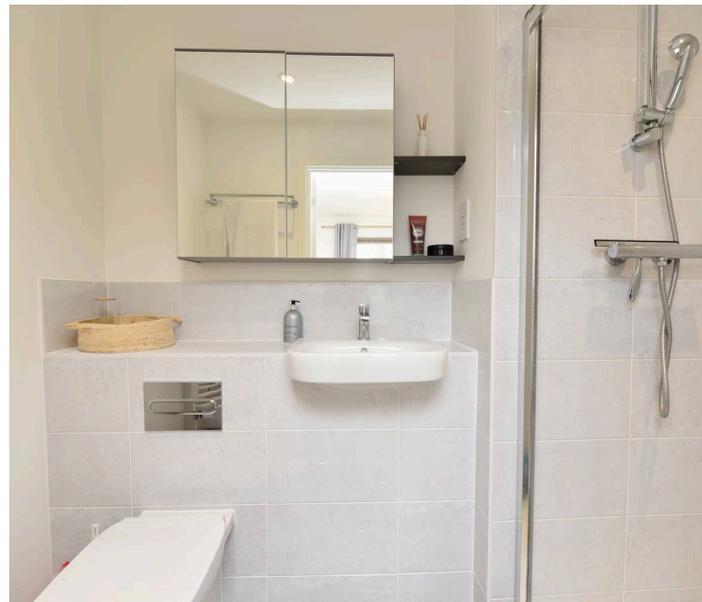




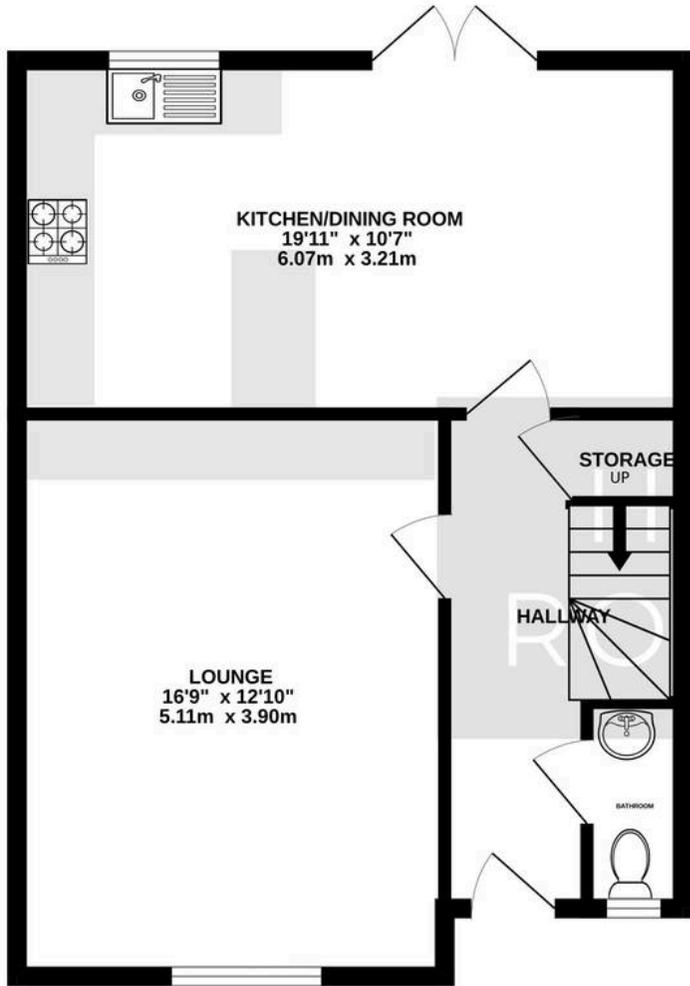
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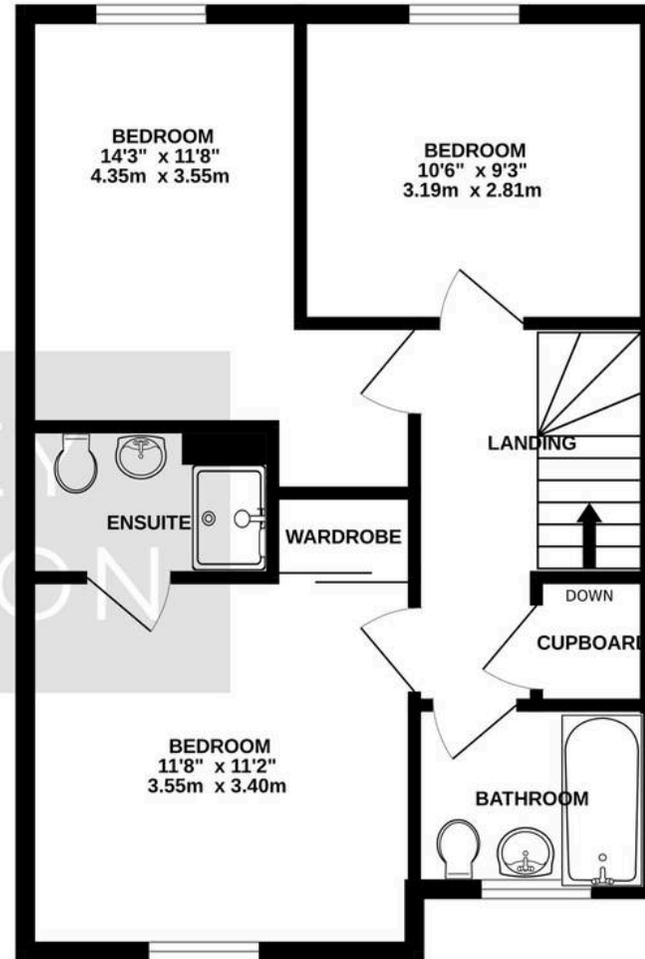
We are delighted to present this incredibly well-presented and immaculate three-bedroom detached family home, situated within the highly popular and sought-after village of Langford. Constructed by Crest Nicholson, a renowned and reputable housebuilder, in 2023, the property has been further enhanced by the current owners. Improvements include the addition of a large central kitchen island, professional redecoration throughout, and a beautifully landscaped rear garden, creating a home that is truly ready to move straight into. The spacious accommodation comprises an entrance hall, a stylish cloakroom with panelling, a well-proportioned lounge with bespoke fitted units, and a modern fully fitted kitchen/dining space featuring the additional central island. UPVC French-style doors open out to the fully enclosed and thoughtfully landscaped rear garden, ideal for both entertaining and everyday family living. Upstairs, the property offers three double bedrooms, with an en-suite to the principal bedroom, along with a contemporary family bathroom. Offered in immaculate, near-new condition, this is a home not to be missed. Externally, the property also benefits from ample off-road parking to the side.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.  
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### FAQ's

Property Tenure: Freehold

Property Built: 2023

Council Tax Band: E

Boiler Installed: 2023

Rear Garden Aspect: South

EV Charge Point: No

Primary School Catchment: Langford Village,  
Biggleswade Academy

Secondary School Catchment: Samuel Whitbread,  
Etonbury, Stratton

EPC Rating: B

What3Words Location: ///increases.noodle.draining

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

### TRAVEL

Distance to A1: 2.8 miles

Biggleswade Railway Station: 2.3 miles

Arlesey Railway Station: 6.3 miles

Cambridge: 24.8 miles

Bedford: 13.8 miles

Milton Keynes: 26.9 miles

London: 45.4 miles

