



# 37 Vicarage Close

Langford, Bedfordshire, SG18 9QS

Gavin Mills  
POWERED BY  
  
UK



# 37 Vicarage Close

Guide Price £465,000

A well presented three bedroom detached home located in the sought-after Bedfordshire village of Langford.

Set on a corner plot, this family home, improved by the present vendors, has accommodation of 1098sq.ft set over two floors along with off-street parking and a private Westerly facing rear garden.

The sitting/dining room is dual aspect with sliding doors opening to the rear garden. There is a feature fireplace with an inset gas fire.

## First Floor Accommodation

Bedrooms one and two are both double bedrooms with views to the rear over the garden. Bedroom three has a window to the front aspect and the family bathroom comprises an inset bath with a shower attachment, a WC, a wash basin, and a heated towel rail.

## Outside

To the front, a gravel drive has off street parking for two/three vehicles. The enclosed rear garden is laid to paved patio and lawn with a variety of flower and shrub beds and borders.

The detached single garage has an up and over door to the front with a pedestrian door to the side and power and light connected.

## Ground Floor Accommodation

The entrance porch has a built-in storage cupboard and opens to the inner hallway which has stairs rising to the first floor with a built-in desk /study area below. There is a newly refitted ground floor shower room which has a corner shower cubicle, WC, a wash basin set on a vanity unit, and a heated towel rail.

The kitchen/breakfast room has a range of fitted wall and base level units with granite worktops over and an inset one and a half bowl sink. Integrated appliances include an electric hob with an extractor above, an oven, a fridge/freezer, and a dishwasher. There is space for a washing machine. The kitchen has a part vaulted ceiling with skylights along with windows and a door to the rear garden.

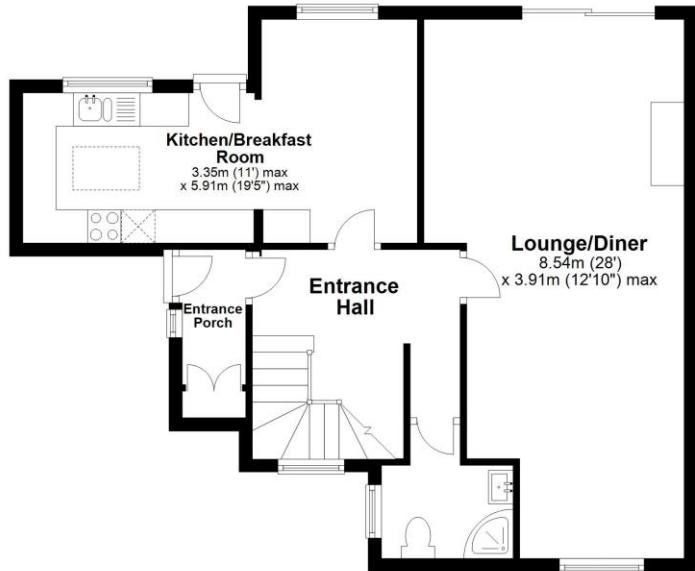
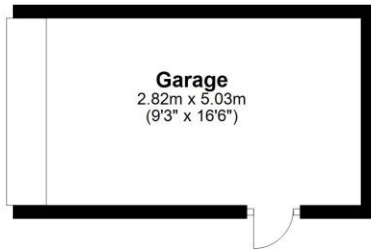




Call Gavin Mills to arrange a viewing on **07971 807 341**

### Ground Floor

Main area: approx. 60.2 sq. metres (647.7 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.6 sq. feet)

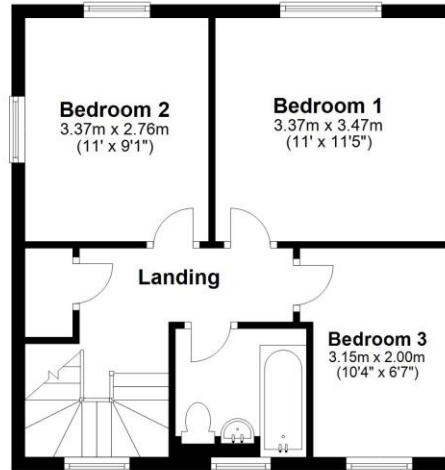


Main area: Approx. 102.0 sq. metres (1098.1 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

### First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.