



* STUNNING PANORAMIC VIEWS TO THE FRONT * PREMIER LOCATION WITHIN SOUGHT AFTER VILLAGE * EXTENDED 1930'S SEMI-DETACHED HOME * LOUNGE / DINING ROOM AND SEPARATE FAMILY ROOM BOTH WITH COUNTRYSIDE VIEWS * GARDEN ROOM * REAR ASPECT KITCHEN / DINING ROOM * UTILITY ROOM * GROUND FLOOR SHOWER ROOM * FOUR GOOD SIZED BEDROOMS * FIRST FLOOR FAMILY BATHROOM * GAS RADIATOR CENTRAL HEATING * DOUBLE GLAZING THROUGHOUT * OFF ROAD PARKING * GOOD SIZED REAR GARDEN * POTENTIAL TO EXTEND (SUBJECT TO RELEVANT PLANNING PERMISSIONS) * INTERNAL VIEWING STRONGLY RECOMMENDED *

With stunning views over the Sharpenhoe Clappers, Bradshaws are privileged to offer for sale this extended 1930's semi-detached family home situated on this highly sought after road within the village of Harlington. The accommodation includes an entrance porch, entrance hall, lounge / dining room and separate family room both with countryside views, rear aspect kitchen / dining room, utility room and shower room to the ground floor with four bedrooms and a family bathroom on the first floor. Externally there is a good sized rear garden with a driveway to the front providing off road parking. The property offers scope for further extension (subject to the relevant planning permissions) and being within easy walking distance of the railway station, the highly regarded schools and other village amenities. We strongly recommend an internal viewing.

Entrance Porch

Double glazed door to front aspect.

Entrance Hall

Original wood door to the Entrance Porch with obscure glazed panes to both sides. Radiator. Two storage cupboards. Tile effect flooring.

Lounge / Dining Room

Lounge Area

Double glazed bay window with leaded light detail to the front aspect with countryside views. Feature fireplace with open working fire and surround. Radiator. Television point. Oak flooring.



Dining Area

Double glazed patio door to the Garden Room. Radiator. Oak flooring.



Garden Room

Of brick and UPVC construction. Tiled floor. Radiator. Double glazed patio doors to the rear garden.



Kitchen / Dining Room



Kitchen Area

A large rear aspect room overlooking the rear garden. Fitted with a range of wall, drawer and base level units with worksurface over incorporating single drainer sink unit. Free standing 5 ring cooker with extractor hood over. Integrated under counter fridge. Space for fridge / freezer. Space and plumbing for dishwasher. Inset ceiling spotlights. Two Velux windows. Double glazed window to the rear aspect.



Dining Area

Double glazed patio doors to the rear aspect. Radiator. Inset ceiling spotlights.



Landing

Double glazed window to the rear aspect. Fitted carpet.

Utility Room

Fitted with a range of wall and base units with worksurface over incorporating single drainer sink unit. Space and plumbing for washing machine and tumble drier. Wall mounted gas fire combi boiler. Double glazed door to the side aspect.

Family Room

Double glazed bay window with leaded light detail to the front aspect with countryside views. Radiator. Television point. Fitted carpet.



Master Bedroom

Double glazed bay window with leaded light detail to the front aspect with countryside views. Traditional column style radiator. Fitted carpet. Picture rail.

Bedroom Two

Double glazed window to the rear aspect. Traditional column style radiator. Fitted carpet. Picture rail.

Shower Room

Fitted to comprise close coupled w/c, pedestal wash hand basin and mains fed shower cubicle. Tiled floor. Extractor fan.

Obscure double glazed window to the side aspect.



Bedroom Three

A dual aspect room with double glazed window with leaded light detail to the

front aspect with countryside views and double glazed window to the rear aspect. Two radiators. Fitted carpet.



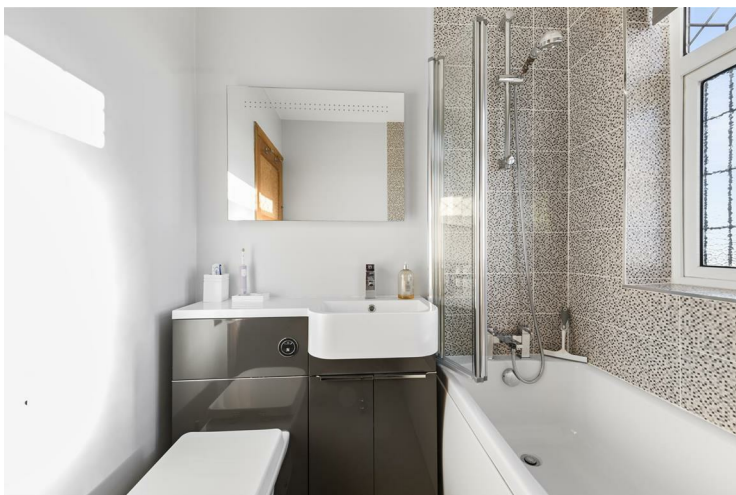
Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted carpet. Picture rail. Hatch to part boarded loft with lighting.



Family Bathroom

Fitted to comprise close coupled w/c, vanity unit with inset wash hand basin and panelled bath with mains fed shower attachment over and folding glass shower screen. Part tiled walls. Heated towel rail. Obscure double glazed window to the front aspect.



To The Front

The front of the property is laid mainly to lawn with flower and shrub borders and a driveway providing off road parking for two-three vehicles.

Rear Garden

A mature and well kept rear garden laid mainly to lawn with two paved patio areas, flower and shrub borders with further mature shrubs and bushes. Two apple trees and a plum tree. Brick built shed with power and light. Outside tap. Gated pedestrian access.



View to Front of Property



Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed, we would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Viewing

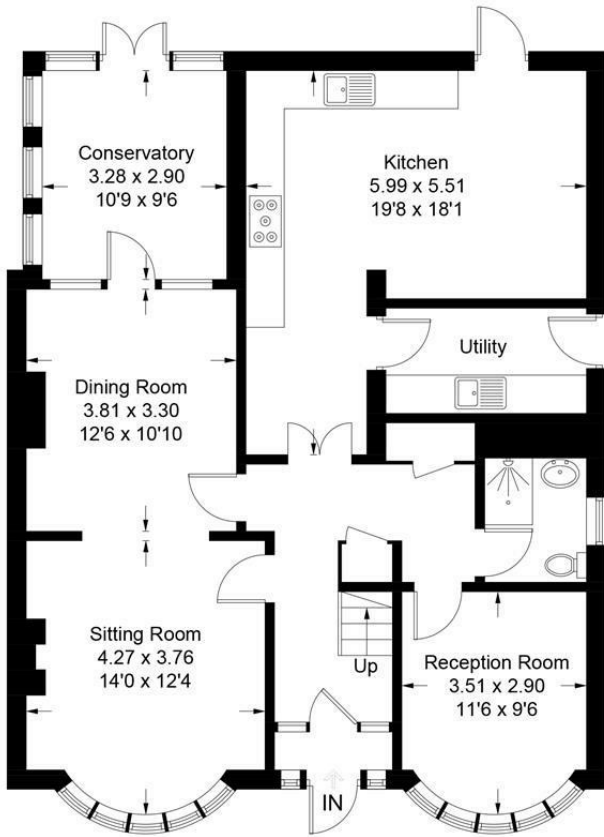
By appointment through Bradshaws.

Note

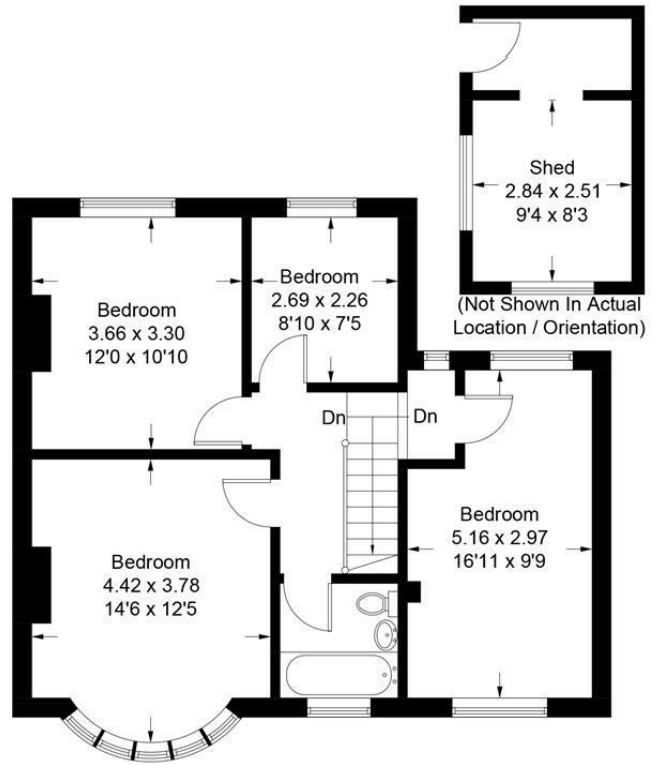
Services and appliances have not been tested.

99 Barton Road

Approximate Gross Internal Area = 158.8 sq m / 1709 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 169.0 sq m / 1819 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040252)

