



\* SEMI-DETACHED BUNGALOW \* POTENTIAL FOR LOFT CONVERSION (SUBJECT TO CONSENT) \* ENTRANCE HALL \* LIVING / DINING ROOM \* KITCHEN \* THREE BEDROOMS \* RECENTLY REFITTED SHOWER ROOM \* LARGE FRONTAGE PROVIDING AMPLE OFF-ROAD PARKING \* ONE AND A HALF LENGTH DETACHED GARAGE \* ENCLOSED REAR GARDEN \* VIEWING RECOMMENDED \*



Bradshaws are delighted to offer for sale this semi-detached bungalow located within the popular village of Harlington. The accommodation in brief comprises entrance hall, living / dining room, kitchen, three bedrooms and a recently re-fitted shower room. Externally, there is a large frontage offering ample off road parking, a one and a half length detached garage and an enclosed rear garden.

The property is set within walking distance of highly regarded schools, the railway station providing access to London St Pancras, junction 12 of the M1, local shops and other amenities within this most sought after village. Bradshaws recommend an internal viewing to fully appreciate what this bungalow has to offer.



### Entrance Hall

UPVC door to the front aspect. Radiator. Fitted carpet. Coved ceiling. Central heating thermostat. Cupboard housing meters. Airing cupboard housing hot water cylinder. Hatch to loft.

### Bedroom One

Double glazed window to the front aspect. Radiator. Wall mounted modern electric flame effect heater. Fitted carpet. Coved ceiling.

### Living / Dining Room

Double glazed bow window to the rear aspect. Double glazed patio door to the rear garden. Feature fireplace with gas fire and surround. Radiator. Television point. Fitted carpet. Coved ceiling. Two ceiling roses. Seven wall light points.



### Bedroom Two

Double glazed window to the side aspect. Built-in wardrobes. Radiator. Fitted carpet. Coved ceiling.



### Kitchen

Fitted with a range of wall, drawer and base level units with worksurface over incorporating single drainer sink unit. Space for freestanding cooker. Space for under counter fridge and freezer. Space and plumbing for washing machine. Wall mounted gas fired boiler. Coved ceiling. Vinyl flooring. Extractor fan. Double glazed window to the rear aspect. Double glazed door to the side aspect.

### Bedroom Three

Double glazed window to the front aspect. Built-in

wardrobes and overhead cupboards. Radiator. Fitted carpet. Coved ceiling.



### Shower Room

Recently refitted to comprise low level w/c, pedestal wash hand basin and corner shower cubicle with electric power shower. Full tiled walls. Tiled flooring. Extractor fan. 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, shrub and bush borders and a block paved driveway providing ample off road parking leading to the garage.

### Detached Garage

A one and a half length garage with up and over door. Power and light. Personal door to the rear garden.

### Rear Garden

A mature rear garden laid mainly to lawn with a paved patio area and mature shrubs and bushes. Outside tap. Shed. Boundary fence. Gated pedestrian access.



### 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.

# 146 Goswell End

Approximate Gross Internal Area = 75 sq m / 807 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 90.5 sq m / 974 sq ft

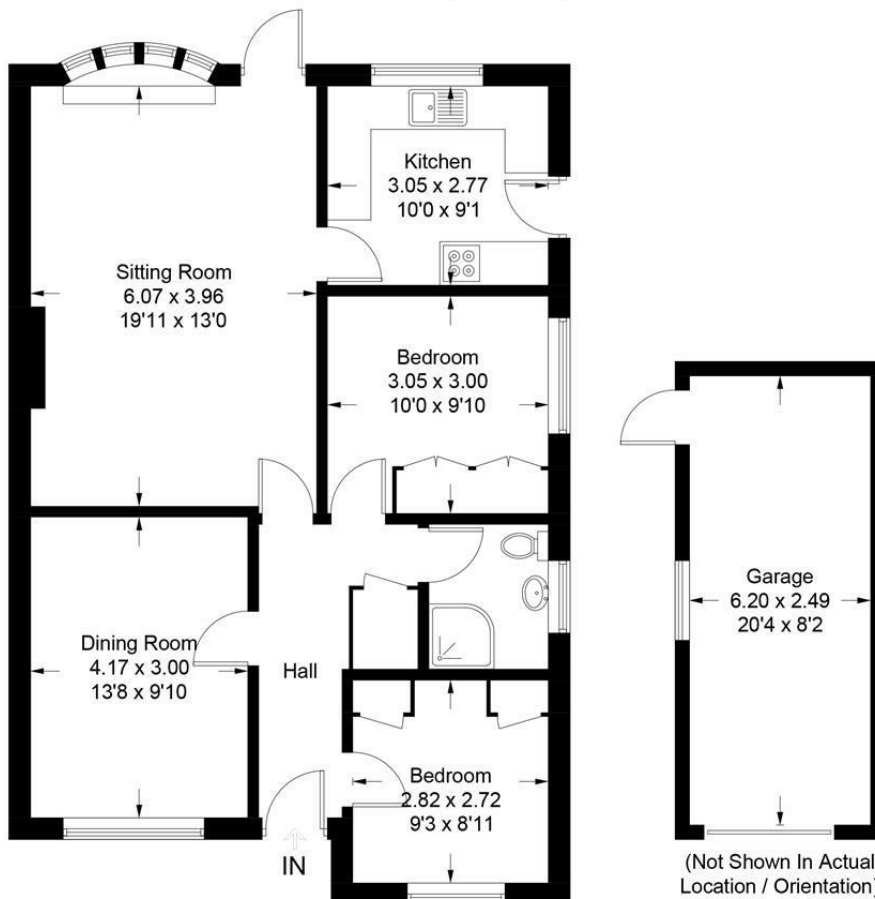


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052154)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">84</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	