



A truly stunning and high-end executive family home in the sought-after village of Harlington. This premium family home offers 5 bedrooms, an open plan living, dining and kitchen space, separate sitting room, utility room, boot room, study and downstairs bathroom. The property is filled with bespoke fixtures and fittings throughout, including a home bar in the dining space. Bathrooms are fitted with Lusso sanitary ware with premium tiling throughout.

Light fittings and fixtures have been carefully selected from the likes of Neptune and Jim Lawrence. The master suite features en-suite and dressing room with another ensuite accompanying bedroom two. The stylishly landscaped garden has been designed by an award-winning garden design company and offers outdoor entertaining and cooking space with granite countertops. There is a dedicated Peloton / Gym / Yoga room designed by James Grey and featuring bifolding doors.

The Harlington train station is a short walk, making it ideal for those who require frequent and regular access to Central London and beyond. Internal viewings are strongly recommended to appreciate this stunning family home.

## Porch

Handmade oak entrance porch with stone coping and porcelain tiles. Double glazed oak front door.

## Entrance Hall

Providing access to all ground floor accommodation with a double glazed window to side aspect. Wood effect porcelain tiled flooring with underfloor heating. Coved ceiling. Part wood panelled walls to dado level with a made to measure fitted storage cupboard and seat. French doors leading to the boot room and up to the first floor accommodation.



## Play Room/ Bedroom Five

A multi purpose room that could be used as a ground floor bedroom (with the bathroom adjacent). It is currently being used as a family room. Double glazed window to front aspect. Wood effect porcelain tiled flooring with underfloor heating. Inset ceiling spotlights.



## Ground Floor Bathroom

Situated on the ground floor and fitted with high quality Lusso sanitary ware. Comprising a WC, oak vanity unit with marble countertop and inset wash hand basin, freestanding Cortese stone bath and shower cubicle. Tiled herringbone marble flooring with underfloor heating. Part wood panelled walls. Heated towel rail. Inset ceiling spotlights with motion sensor. Separate cloakroom with sliding door comprising a low level close-coupled WC and vanity unit with Carrara marble wash hand basin.



## Kitchen/ Dining/ Sun Room

A delightful open plan and split level kitchen, dining and living area with limestone flooring throughout which provides the perfect space for the family to relax, entertain and enjoy.



## Sitting Room

Double glazed bay window to the front aspect. Feature fireplace. Wood effect porcelain tiled flooring with underfloor heating. Original cornice and ceiling rose. TV point. Two recessed shelving areas with two inset spotlights.

## Kitchen Area

Fitted with a range of Audus wall and base units with a quartz work surface

over and splash-backs. Butler sink. Quooker tap. WiFi enabled appliances including an integrated oven and grill. Integrated BORA induction hob to the island. Integrated full height fridge and full height freezer. Full height pantry cupboard. Pendant ceiling lights to island area. Limestone tiled flooring with under floor heating. Double glazed French doors leading out onto the patio area.



## Dining Area

Limestone tiled flooring with under floor heating. Pendant lighting points with inset ceiling spotlights. Bespoke fitted drinks cabinet with wine cooler, wine storage and under counter drinks fridges



## Sun Room

A large space with sliding patio doors leading to the patio area. Two sky lights. Limestone tiled flooring with under floor heating. Inset ceiling spotlights.



## Study

Accessed via the living area with a double glazed window to the side aspect. Radiator. Custom built bookcase, storage and desk with oak herringbone countertops. Limestone tiled flooring with under floor heating.



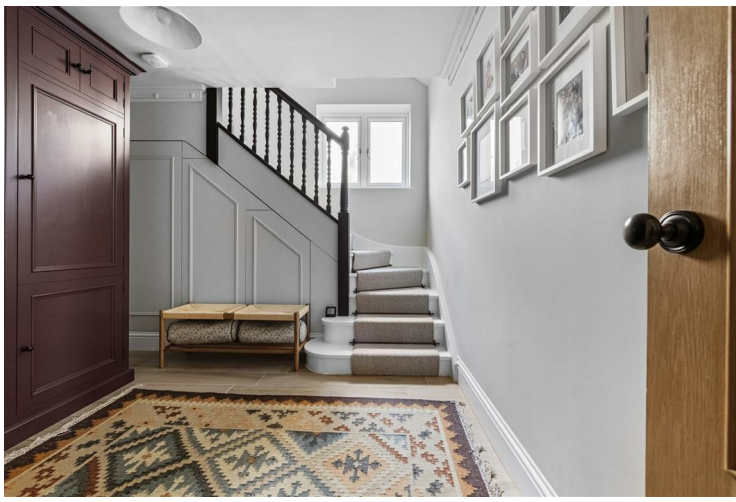
## Utility

Accessed via the kitchen area fitted with a range of wall and base units with quartz work surface over incorporating a single sink unit. Space and plumbing for a washing machine. Integrated eye level oven and grill. Limestone tiled flooring with under floor heating. Double glazed window to side aspect.



## Boot Room

Providing access to the first floor accommodation with double glazed window to side aspect. Fitted with hand painted bespoke fitted cupboards with oak interiors. Wood effect porcelain tiled flooring with underfloor heating. Under stair storage area housing the boiler and 20L hot water tank.



## Landing

Providing access to the upstairs bedrooms and en-suites. Sky light. Fitted carpet. Storage cupboard.

## Master Bedroom

Double glazed window to the rear aspect. Walk-in wardrobe. Radiator. Wooden flooring. Wall lights. Part panelled wall.



## En-Suite

Fitted with high quality Lusso sanitary ware. Comprising a low level close-coupled WC, vanity unit with wash hand basin and shower cubicle. Part tiled walls and tiled flooring. Heated towel rail. Double glazed window to the rear aspect.



## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet. Wooden flooring. Two cupboards. Part panelled walls. Inset ceiling spotlights.



## En-Suite

Fitted with high quality Lusso sanitary ware. Comprising a low level close-coupled WC, vanity unit with wash hand basin and shower cubicle. Part tiled walls and tiled flooring. Heated towel rail. Extractor fan. Double glazed window to the side.



## Bedroom Three

Double glazed window to front aspect. Radiator. Wooden flooring. Two storage cupboards.



## Bedroom Four

Double glazed window to rear aspect. Radiator. Wooden flooring. Inset ceiling spotlights



### Front of Property

A driveway providing off road parking for up to 4 vehicles. Iroko hard wood electric gates operated with key fob or phone. External feature lighting controlled by remote control. Solar panels



### Gym / Garden Room

Fitted with thermal wood cladding, wooden flooring with underfloor heating, floor mounted power socket, bi-folding doors, soffit lighting and turn/ tilt windows



### Rear of Property

A bespoke designed paved patio with porcelain tiles providing space for a number of seating areas and outdoor kitchen area with granite work surface.



### Rear Elevation

Showing a further view of the garden and patio area and the rear of the property.



### Rear Garden

An individually designed garden designed by an award winning company laid mainly lawn with pleached hedging and boundary fencing. Gated pedestrian access to the side of the property leading to the front of the property



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

## **Disclaimer**

These details have been prepared by Warren Lightfoot and the statements contained therein represent his 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.)

# 72 Sundon Road

Approximate Gross Internal Area = 257.5 sq m / 2772 sq ft  
 Garden Room = 10.2 sq m / 110 sq ft  
 Total = 267.7 sq m / 2882 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073683)

