



A spacious five bedroom semi-detached family home nestled in the heart of the charming village of Harlington. The property has been tastefully extended and modernised throughout to include a large lounge, modern rear-aspect open plan kitchen / dining space, utility room, downstairs WC and study. Upstairs features five bedrooms, the master suite includes an en suite and a family bathroom.

The property has solar panels with the associated benefits and full ownership will be passed on to the new owners.

The rear garden has space for summer entertaining and dining on the patio as well as a spacious lawn. Integral garage located to the front for additional storage.

The Harlington train station is a short walk, making it ideal for those who require frequent and regular access to Central London and beyond. Local shops, pubs, cafe and schools are a short walk away as well as stunning countryside walks. Internal viewings are strongly recommended to appreciate this family home.

Entrance Hall

Double glazed front door. Recessed shelving with downlights. Inset ceiling spotlights. Karndean flooring. Understairs cupboard. Central heating thermostat and control panel. Hardwired smoke alarm. Radiator. Glazed double doors leading through to lounge.

Lounge

Two double glazed windows, both to the front aspect. Karndean flooring. TV point with wall concealed wiring. Inset shelving with downlights.



Kitchen

Fitted with a range of high gloss wall and base units with a beech work surface over incorporating a one and a half sized drainer sink unit and an island unit. Two integrated electric ovens with an integrated gas hob and extractor hood. Integrated fridge, freezer and dishwasher. Storage cupboard. Tiled flooring. Radiator. Inset ceiling spotlights. Double glazed door leading to the patio area and double glazed window overlooking the rear garden.



Dining Area

Double glazed window to the rear aspect. Double glazed French doors providing access to the patio area. Two radiators. Tiled flooring. Space for an American style fridge/freezer.



Study

Accessed from the dining room. Double glazed door and window to the rear aspect. Tiled flooring.

Utility Room/ Cloakroom

Space and plumbing for a washing machine and tumble drier with work surface over. Low level WC with pedestal wash hand basin. Extractor fan.

Landing

Stairs leading to a first floor landing providing access to the bedrooms and family bathroom. Hatch to part boarded loft space with ladder access. Fitted carpet. Double glazed window to rear aspect.

Master Bedroom

Double glazed window to the rear aspect. Fitted carpet. Radiator. TV point. Inset ceiling spotlights.



En-Suite

Comprising a low level WC, wash hand basin and shower cubicle. Fully tiled walls and floor. Radiator. Extractor fan. Obscured double glazed window to the side aspect.



Bedroom Two

Double glazed window to the front aspect. Built in wardobes. Wooden flooring. Radiator. TV point.



Bedroom Five

Double glazed window to the front aspect. Radiator. Fitted carpet. TV point.



Bedroom Three

Double glazed window to the rear aspect. Fitted carpet. TV point. Radiator.



Family Bathroom

Comprising a low level WC with a wall hung wash hand basin, panelled bath and shower cubicle. Fully tiled walls and floor. Heated towel rail. Inset spotlights. Obscured double glazed window to the rear aspect.



Bedroom Four

Double glazed window to the front aspect. Wooden flooring. Radiator. TV point.



Front of Property

A spacious driveway, enclosed by a boundary brick wall, and providing off road parking for 3 vehicles.



Garage

A large single garage with an up and over door. Light and power. Wall mounted gas boiler with pressurised immersion cylinder. Personal door to the entrance hall.

Rear Of Property

A mature and well kept two tiered garden. A paved patio area with steps leading to a lawned area with flower and shrub borders. Outside tap. External wall lights. Solar panels on roof. Boundary fencing with gated pedestrian access leading to the adjacent side pathway.



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.)

26 Wingate Road

Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft

Shed = 7.5 sq m / 81 sq ft

Total = 165.9 sq m / 1786 sq ft
(Including Garage)

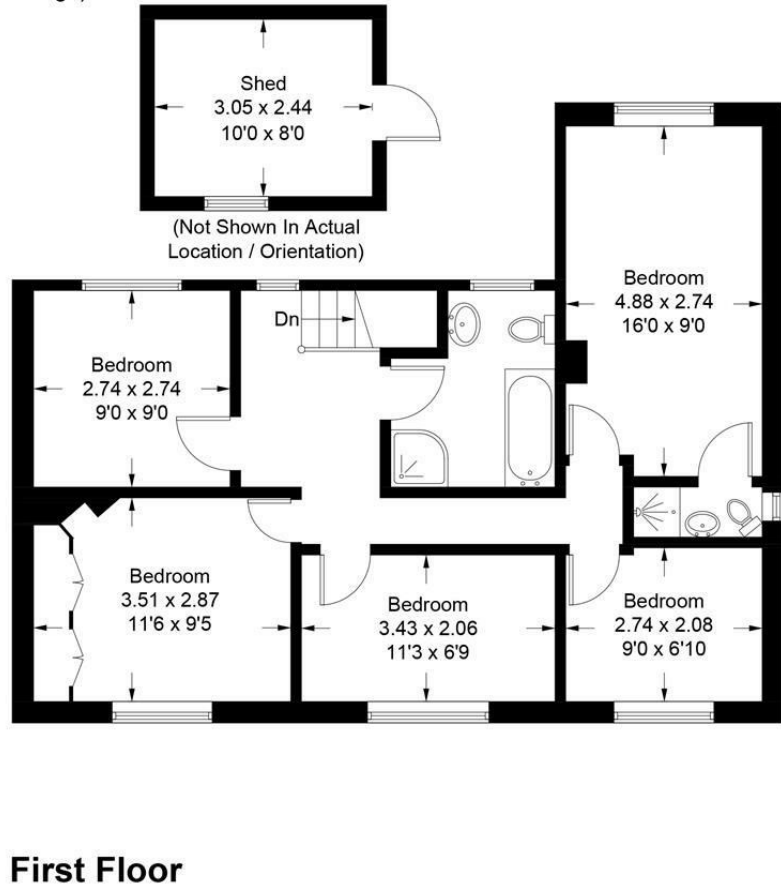
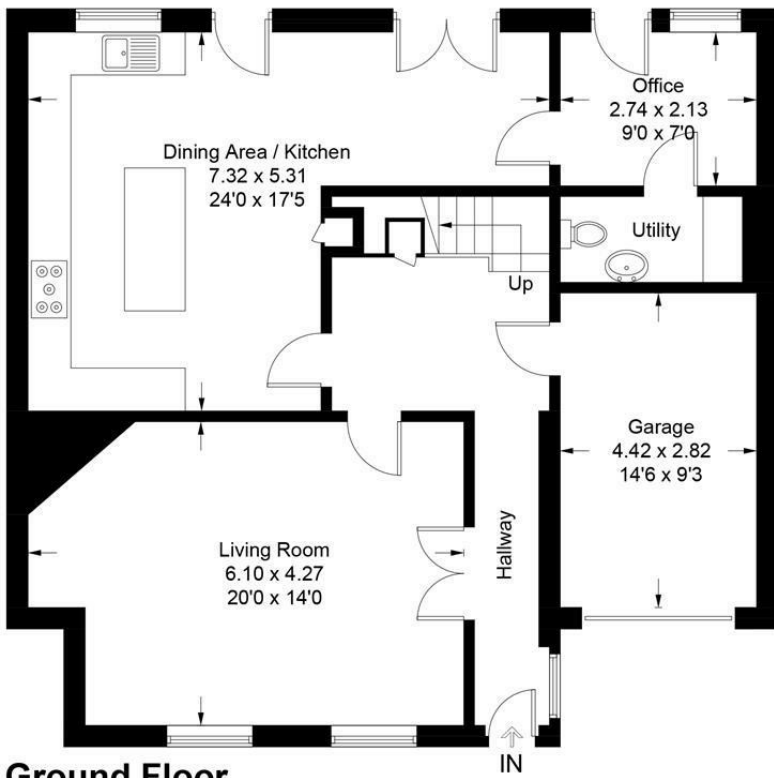


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078135)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	87
England & Wales		EU Directive 2002/91/EC	

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