

The Edlesborough The Brambles, Harlington, LU5 6LN Asking Price £975,000 Freehold









Complete and ready to move into with incentives available. The stunning Edlesborough at The Brambles, by Brampton Valley Homes is an executive five bedroom detached home. Located in a highly sought-after private development on Sundon Road, Harlington. The property features high specification and finishes throughout. Downstairs features a spacious hallway, open plan kitchen/dining and living space, utility room, separate lounge, separate study, additional reception room and spacious WC. Upstairs features a large master suite with a spacious en-suite bathroom. An additional bedroom with ensuite, three further good-sized bedrooms and family bathroom. Externally this executive home features a detached double garage with ample parking to the front, EV charging station and spacious rear garden. Must be viewed to fully appreciate this superb family home.

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ENTRANCE HALL

Providing access to all ground floor accommodation.

STUDY

10'2" x 8'4" (3.10m x 2.55m)

LOUNGE

17'5" x 14'1" (5.31m x 4.31m)

DINING ROOM

12'10" x 12'7" (3.92m x 3.85m)

KITCHEN / BREAKFAST / FAMILY ROOM

30'3" x 15'8" (9.24m x 4.78m)

KITCHEN AREA

BREAKFAST AREA

FAMILY AREA

UTLITY ROOM

CLOAKROOM

LANDING

MASTER BEDROOM

17'1" x 15'9" (5.21m x 4.81m)

EN SUITE SHOWER ROOM

BEDROOM TWO

12'7" x 11'8" (3.85m x 3.57m)

EN SUITE SHOWER ROOM

BEDROOM THREE

14'0" x 13'10" (4.27m x 4.24m)

BEDROOM FOUR

14'0" x 11'10" (4.27m x 3.61m)

BEDROOM FIVE

11'9" x 7'8" (3.59m x 2.36m)

FAMILY BATHROOM

DETACHED DOUBLE WIDTH GARAGE

SPECIFICATION

Kitchens

- German engineered Häcker kitchen with a choice of colours and finishes (subject to build stage)
- Quartz worktops and downstands to Islands*
- Quooker hot tap
- Integrated NEFF appliances including; Slide&Hide® oven, combi microwave, induction hob, extractor, wine cooler, fridge freezer, dishwasher, porcelain floor tiles.

Bathrooms and En-Suites

- Ceramic sanitary ware
- Double panel bath screens
- Chrome taps and showers
- Full height porcelain wall tiles

- Concealed toilet cisterns
- LED mirrors
- Shaver sockets
- Vanity units
- Bathroom accessories

Environmental Details

- Gas heating and hot water
- Worcester Bosch boiler
- HIVE thermostat to first floor
- Underfloor heating to ground floor
- Midfloor insulation

Finishes and Features

- Bifold / patio doors*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- Television points in every bedroom
- Chrome sockets and switches
- Fitted wardrobe to master bedroom

External Details

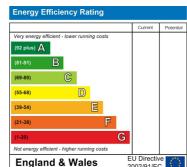
- Contemporary red brickwork
- Anthracite horizontal cladding*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- Landscaped garden with turf and patio
- * Dependent on house type

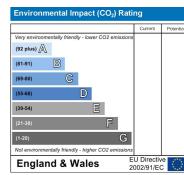
PHOTOGRAPHS

Please note, the photographs are for illustrative purposes to showcase the finish offered by Brampton Valley Homes and they are from a similar property by the house builder.

VIEWING

By prior telephone appointment through Bradshaws only.













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