



New to the market is this delightful and extended three bedroom detached home, in the ever-popular village of Harlington. Set in a non-estate location on Sundon Road. This stunning property has been tastefully and thoughtfully modernised throughout and features a spacious modern kitchen and large lounge and dining area.

Upstairs features three good-sized double bedrooms and a family bathroom. The front of the property offers an easily maintained garden space whilst the rear offers a much loved large cottage style garden. A detached double garage is located to the rear of the property. 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.

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Entrance Porch

Front door and double glazed window to the front aspect. Textured ceiling. Door leading to the entrance hall.

Entrance Hall

Internal door leading from the entrance porch. Textured ceiling. Radiator. Fitted carpet with stairs leading to the first floor accommodation.

Sitting Room / Dining Room

A large, bright, dual aspect room with a double glazed window to the front aspect and a double glazed patio door leading to the rear garden. Wooden flooring throughout. Textured ceiling with coving and inset spotlights. Feature fire place and surround with a gas supply for a living flame fire (not currently in use). Hive central heating thermostat. Radiators.



Kitchen

A recently refitted kitchen with a modern range of wall, base and drawer units with work surface over, incorporating a one and a half sized sink unit with drainer. Integrated AEG oven and gas hob with extractor hood. Integrated dishwasher and space for a tumble drier. Storage cupboard with space and plumbing for a washing machine and a wall mounted gas boiler. Tiled floor and part tiled walls. Plinth heater. Textured ceiling with inset spotlights. Large double glazed window overlooking the rear garden and a partially double glazed side door leading to the driveway.



Cloakroom

Comprising a WC and corner wash hand basin with tiled splashback. Tiled floor. Radiator. Extractor fan.

Landing

Providing access to all first floor accommodation. Double glazed

window to the side aspect. Fitted carpet. Hatch to boarded loft space with separate ladder for access. Radiator. Textured ceiling. Airing cupboard with hot water cylinder and shelving.

Bedroom One

Double glazed window to the rear aspect. Built in wardrobes and cupboards. Fitted carpet. Radiator. Part textured ceiling.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Part textured ceiling.



Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet. Textured ceiling with coving.



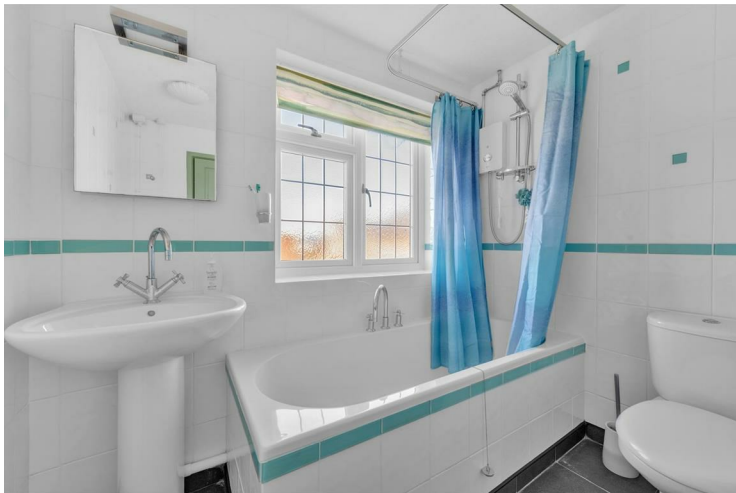
Rear Garden

A well kept, two tiered garden with mature planting. Laid to lawn with flower and shrub borders. Two patio areas. Outside tap. Boundary fencing. A side gate providing pedestrian access from the shared drive and a further gate at the back of the garden leading to the garage.



Bathroom

Comprising a WC, pedestal wash hand basin and tiled panel bath with electric shower. Fully tiled walls and tiled floor. Heated towel rail and wall mirror with overhead light. Storage cupboard with shelving. Textured ceiling. Obscured double glazed window to the front aspect.



Garage

Situated behind the rear garden, a double garage with electric up and over doors. Light and power



NB

Services and appliances have not been tested.

To the Front

An easy to maintain rockery garden with mature plants and shrubs. Steps leading to the front door. A shared drive to the side of the property leading to the double garage plus off road parking for two vehicles.



Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Jane McFarland 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.)



Approximate Gross Internal Area = 133.0 sq m / 1431 sq ft
(Including Garage)

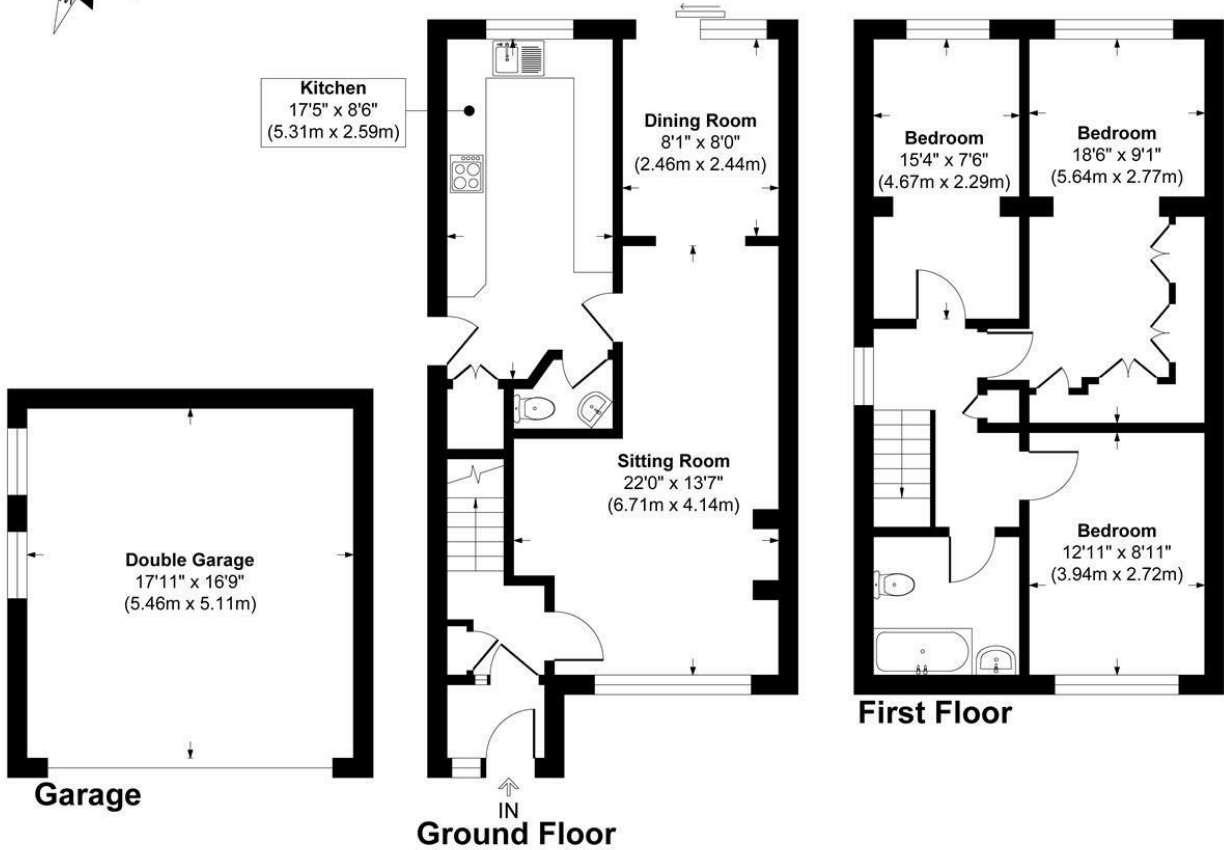


Illustration for identification purpose only, measurements approximate, and not to scale.

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			
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	