



New to the market with Bradshaws, a truly stunning and high-end executive family home in the sought-after village of Sharpenhoe. This premium family home offers five reception rooms and five bedrooms. The property features well planned, immaculately presented accommodation throughout, featuring separate kitchen and utility room, ground floor cloakroom and separate shower room. The upstairs master suite includes a separate ensuite bathroom, dressing room and private balcony.

Externally the property benefits from an in and out driveway with ample parking spaces, EV charging station and a mature and well-kept wrap around rear garden with open field views of the countryside.

The Harlington train station is a drive away, 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.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

Tel: 03301070255 | info@bradshawsestateagents.co.uk | bradshawsestateagents.co.uk

Bradshaws are privileged to receive sole agency instructions to offer for sale this executive family home with countryside views to the side and rear. The property offers well presented, spacious and versatile accommodation to include five reception rooms, five bedrooms, two en suites, ground floor shower room and first floor family bathroom. To the front of the dwelling is an in and out driveway and an enclosed garden to the rear for the family to enjoy complete with garden room / home office. Harlington village is just 0.7 miles away and Harlington mainline station is 1.5 miles away and offers a fast and frequent service to London St Pancras. Set within an ever popular rural location with open fields and countryside walks nearby, Bradshaws strongly recommend an internal viewing to fully appreciate all that this delightful family home has to offer the discerning buyer.

Reception Hall

Double glazed door to the front aspect. Under floor heating thermostat. Inset ceiling spotlights. Tiled floor with under floor heating.



Cloakroom

Fitted to comprise close couple w/c and pedestal wash hand basin. Tiled floor with under flooring heating. Storage units. Inset ceiling spotlights.

Shower Room

7'6" x 5'10" (2.30m x 1.79m)

Fitted to comprise a close couple w/c, pedestal wash hand basin and shower cubicle. Part tiled walls. Radiator. Double glazed window to the rear aspect.

Lounge

20'2" x 12'0" (6.15m x 3.66m)

A dual aspect room with twin double glazed windows

with bespoke fitted shutters to the front aspect and a further double glazed window to the side aspect. Feature fireplace housing wood burner with surround. Radiator. Television point. Fitted carpet. Coved ceiling. Wall light points.



Dining Room

12'6" x 10'10" (3.83m x 3.31m)

Double glazed window with bespoke fitted shutters to the front aspect. Double glazed French doors leading to the conservatory. Double doors leading to the lounge. Radiator. Fitted carpet. Coved ceiling.



Games Room / Recreational Room

16'2" x 18'11" (4.93m x 5.77m)

A versatile rear aspect room that is currently being used as a games room but could be used a further living room. Dual aspect room with five double glazed windows to the side and rear aspects. Double glazed door to the rear garden. Radiator. Fitted carpet. Inset ceiling spotlights.



Gym

23'10" x 13'5" (7.28m x 4.11m)

A versatile rear aspect room that is currently being used as a gym but could be used as a further living room. Two double glazed windows to the rear aspect. Double glazed door to the rear garden. Radiator. Fitted carpet. Inset ceiling spotlights.



Utility Room

9'6" x 7'6" (2.92m x 2.30m)

Fitted with a range of wall, drawer and base level units. Space and plumbing for washing machine and tumble drier. Space for American style fridge. Free standing gas fired boiler. Tiled floor. Double glazed window to the side aspect. Double glazed door to the rear aspect.



Inner Hall

Fitted carpet. Inset ceiling spotlights. Central heating thermostat. Stairs rising to the first floor. Inset ceiling spotlights.

Conservatory

14'0" x 12'1" (4.29m x 3.69m)

Of brick and UPVC construction with double glazed patio doors to the side aspect. Laminate wood flooring. Inset ceiling spotlights.

Kitchen

13'8" x 10'5" (4.18m x 3.19m)

Fitted with a range of wall, drawer and base level units with work surface over incorporating single drainer sink unit. Integrated oven and electric hob with extractor hood over. Integrated dishwasher. Breakfast bar. Part tiled walls. Laminate wood flooring. Inset ceiling spotlights. Double glazed window to the rear aspect.



Landing

Fitted with a Neville Johnson staircase. Double glazed window to the rear aspect. Hatch to loft. Fitted carpet. Airing cupboard housing hot water cylinder.

Master Bedroom

21'0" x 12'0" (6.41m x 3.66m)

Dual aspect with a double glazed window with bespoke fitted shutters to the front aspect and double glazed door to balcony. Dressing area with walk in wardrobe. Radiator. Fitted carpet. Inset ceiling spotlights.



En-Suite Shower Room

Fitted to comprise close couple w/c, vanity unit with inset wash hand basin. Shower cubicle. Tiled floor with underfloor heating.



En-Suite Bathroom

12'0" x 8'0" (3.66m x 2.46m)

Tastefully fitted with a four piece suite comprising close couple w/c, wash hand basin set into a vanity unit, panelled bath and shower enclosure. Tiled floor with under floor heating. Heated towel rail. Double glazed window to the rear aspect.



Bedroom Three

12'2" x 11'5" (3.71m x 3.50m)

Double glazed window with bespoke fitted shutters to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.



First Floor Balcony

15'11" x 14'4" (4.87m x 4.38m)

A large paved balcony ideal for enjoying summer evenings and countryside views.

Bedroom Two

21'1" x 15'1" (6.43m x 4.60m)

Double glazed window with bespoke fitted shutters to the front aspect. Fitted wardrobes. Radiator. Inset ceiling spotlight.

Bedroom Four

12'3" x 11'5" (3.74m x 3.50m)

Double glazed window with bespoke fitted shutters to the front aspect. Radiator. Fitted carpet.



Bedroom Five

8'5" x 8'5" (2.59m x 2.59m)

A dual aspect room with double glazed windows to the side and rear aspects. Radiator. Fitted carpet.

Family Bathroom

8'5" x 6'7" (2.59m x 2.02m)

A four piece suite fitted to comprise close couple w/c, vanity unit with inset wash hand basin, panelled bath and shower cubicle. Part tiled walls. Tiled floor. Heated towel rail. Obscure double glazed window to the rear aspect.



To The Front

The front of property is laid mainly to shingle with an in and out driveway. Boundary fencing and mature bushes. EV charging point.

Rear Garden

A mature and well kept wrap around rear garden laid mainly to lawn with a paved patio area adjacent to the

rear of the property. Flower and shrub borders with further array of mature shrubs and bushes. Boundary fencing. Open countryside views beyond.

Garden Room

18'0" x 11'5" (5.50m x 3.50m)

A fully insulated and sound proofed out door living space which is currently being used as a home cinema but has a number of potential uses. Fitted with blackout blinds, power points and WIFI coverage. Double glazed bi-folding doors and wall light points.



Disclaimer

These details have been prepared by 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.)

Viewing

By appointment through Bradshaws.

Note

Services and appliances have not been tested.



GROSS INTERNAL AREA
 GROUND FLOOR: 181 m², 1948 SQ FT, FIRST FLOOR: 188 m², 2023 SQ FT
 TOTAL: 369 m², 3971 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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	