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Edlesborough Brambles Avenue, Harlington, LU5 6LN

Asking Price £950,000 Freehold

View this property with Bradshaws, and when you buy it via us, you will receive £500 cash back on the completion of a successful purchase. Call Bradshaws today and arrange your viewing.

Nestled within the prestigious Brambles development in Harlington, this remarkable new build property, known as the Edlesborough, offers an exceptional living experience. This executive five-bedroom detached house is designed with modern families in mind, boasting an impressive array of features and high-quality finishes throughout. Harlington train station, just a short stroll away, offers fast and frequent services to London and international airports, while the village itself boasts a variety of local shops, pubs, cafés, and highly regarded schools.

This stunning home is complete and ready for immediate occupancy, with attractive incentives available for potential buyers. A viewing is essential to fully appreciate the quality and space this superb family home has to offer. Don't miss the opportunity to make this exquisite property your own.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

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

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

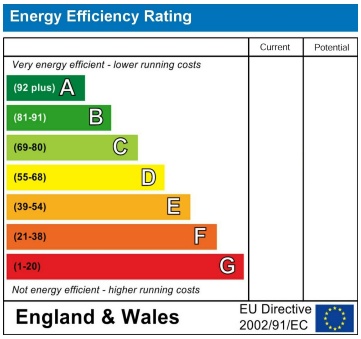
Finishes and Features
- Bifold / patio doors*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- Television points in every bedroom
- Chrome sockets and switches
- Fitted wardrobe to master bedroom

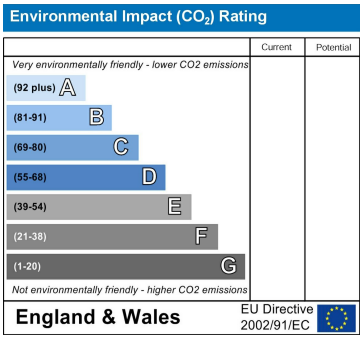
External Details
- Contemporary red brickwork
- Anthracite horizontal cladding*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- Landscaped garden with turf and patio

* 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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