



Conveniently located within the ever popular village of Harlington, this impressive detached house offers a rare opportunity for families in search of a spacious, modern, immaculately presented and turnkey ready home.

The location on Monmouth Road is not only picturesque but also offers a sense of community, making it an ideal setting for families. With local amenities, schools, cafe, pubs and parks nearby, this home is perfectly positioned for a balanced lifestyle.

To truly appreciate the size, quality, and potential of this exceptional family home, we highly recommend arranging an internal viewing at your earliest convenience. This is a rare opportunity to secure a delightful home in a prime location, perfect for creating lasting family memories.

Boasting four well-proportioned bedrooms, this property is ideal for accommodating family members or guests alike. Recent upgrades including a large solar panel and home battery storage system transition the property to an eco-friendly EPC rating of A and is eligible for green mortgage products.

The heart and centre piece of this stunning home is the spacious open plan living, dining and kitchen area, providing ample space for relaxation, entertainment, and family gatherings. The substantial landscaped garden further extends and enhances this space for year-round enjoyment.

For those with vehicles, the property includes parking for up to three cars, a highly sought-after feature in this desirable area.

Entrance Porch

Double glazed composite door and double glazed window to the front. Tiled floor.

Entrance Hall

Providing access to all first floor accommodation with stairs rising to the first floor accommodation. Radiator. Polyflor Camaro LVT Vinyl flooring. Under stairs storage cupboard including gas and electric metre's recently upgraded to SMETS 2 smart standard.

Sitting Room

Large double glazed widow to the front aspect. Feature integrated gas fire. Karndean flooring. Radiator. French doors leading to:



Open Plan Living/Dining/Kitchen Area

A delightful and spacious rear aspect space that provides the perfect setting for the family to relax, entertain and enjoy.



Kitchen Area

German Nobilia kitchen supplied and installed By Audus Kitchens of St Albans and fitted to comprise a range of quality white high gloss, wall and base level cupboards and drawers work surfaces over. Centre island (incorporating single drainer sink unit and further base level units). Further integrated kitchen appliances include twin built fan assisted ovens and separate microwave oven, an induction hob with an extractor hood over and an integrated fridge and dishwasher. Feature inset down lights to the ceiling.



Utility Room

Comprising a range of wall units and a base level unit, space and plumbing for a washing machine and for a tumble dryer with work top surface over. Space for an American style refrigerator. Polyflor Camaro LVT Vinyl flooring. Double glazed composite door to the side aspect. Inset spot lights to the ceiling.



Cloakroom

Fitted to comprise a w/c. wall mounted wash hand basin and vanity unit. Double glazed window to the side aspect. Polyflor Camaro LVT Vinyl flooring

Landing

Providing access to all first floor accommodation with a double glazed side aspect window. Fitted carpet. Airing cupboard housing the insulated hot water tank and central heating controls.

Master Suite

A delightful rear aspect space that includes a dressing area and ensuite shower room. The bedroom features a double glazed rear aspect window. Radiator and fitted carpet.



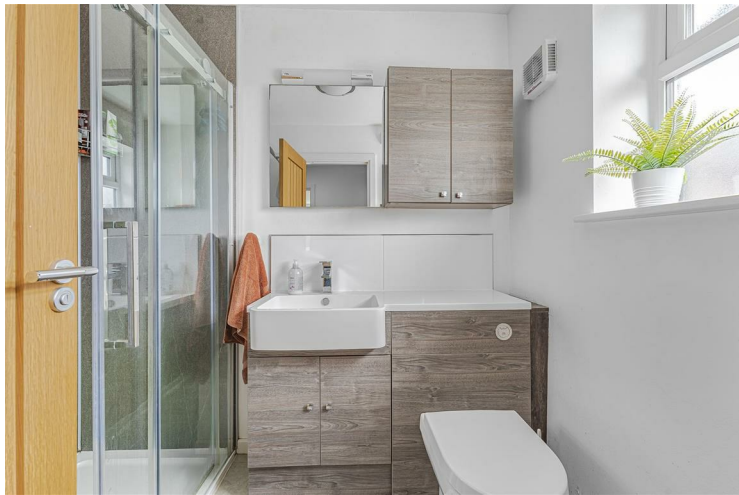
Dressing Area

Providing access to the master bedroom and ensuite shower room with a solar tube providing natural light. Fitted carpet and wardrobe space.



En-Suite Shower Room

Tastefully fitted to comprise a shower enclosure with a digitally controlled Mira Platinum rain effect shower over. W/c and wash hand basin with vanity unit and concealed cistern. Polyflor LVT flooring. Part tiled walls. Heated towel rail. Double glazed window to the side aspect. Heat recovery extractor fan.



Bedroom Two

Double glazed window to the rear aspect. Full range of newly fitted Sharps wardrobes and shelving with desk. Fitted carpet. Radiator. Hatch to the loft.



Bedroom Three

Double glazed window to the front aspect. Full range of newly fitted Sharps wardrobes and shelving with desk. Fitted carpet. Radiator.



Bedroom Four

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



Family Bathroom

Tastefully fitted to comprise a low level w/c, wash hand basin. Panelled bath with shower over. Twin double glazed windows to the side aspects part tiled walls and tiled floor. Extractor.



To The Front

Gravel driveway with parking for up to 3 cars, large planted flower bed. Zappi EV Charger integrated with house system enabling direct charge from solar panels.



Rear Garden

A large garden circa 30m x 10m laid to a mixture of lawn and paving with established shrub, bushes and trees. Timber gated access at one side leading to the front of the property. Large sandstone patio surrounding kitchen provides ample entertaining space; with outdoor electrical sockets for appliances. A second smaller sandstone patio further down the garden is an ideal area for relaxation in the heart of the garden.



Solar Panels

The property includes a 7.8kW solar panel system. This includes 18 panels mounted on the south facing roof. Resulted in significant reduction in households energy costs and the property has an A EPC rating.

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.)



Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft

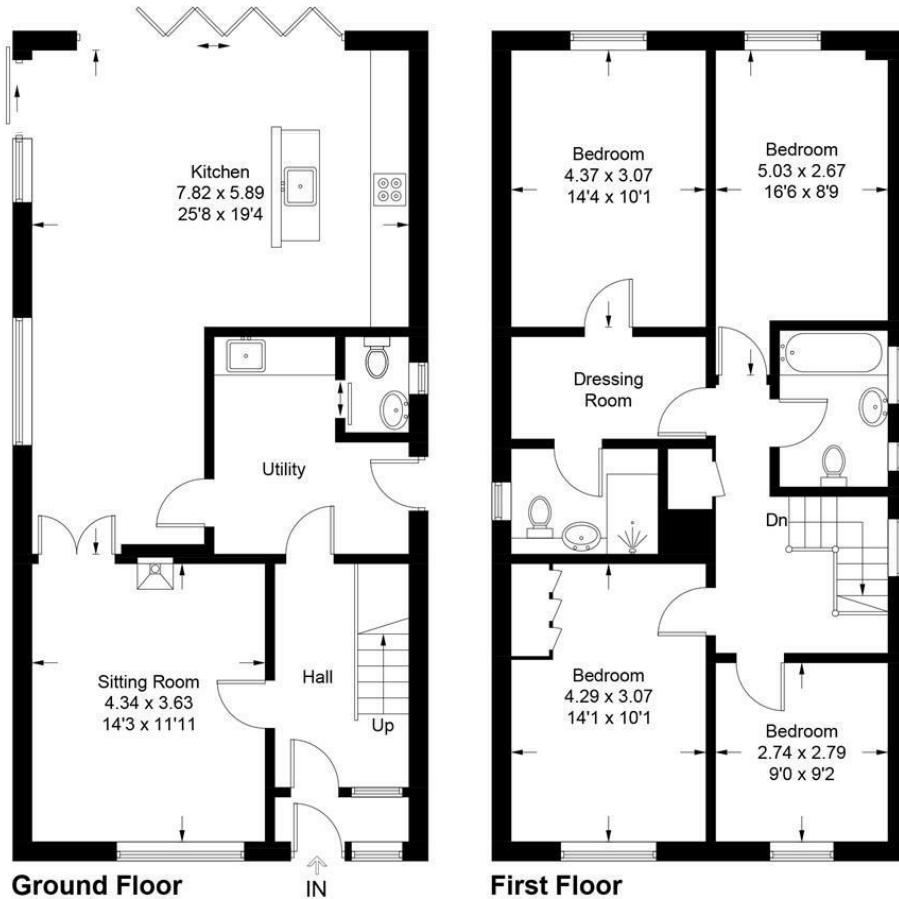


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183707)

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	