



Set within the desirable Prudence Close, Harlington and a complete upper chain in place. This charming semi-detached home presents an excellent opportunity for families and professionals alike. The property has been thoughtfully extended and modernised throughout, offering a blend of contemporary living and comfort.

Location is key, and this home is within walking distance to Harlington train station, making it an ideal choice for commuters seeking easy access to Central London and beyond.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a modern, open-plan premium fitted kitchen/dining area. This impressive kitchen features a peninsular, perfect for casual dining, and a separate dining area. The separate lounge provides a cosy retreat, while a convenient downstairs WC adds to the practicality of the home.

The first floor boasts three generously sized bedrooms, each offering ample space for relaxation and personalisation.

Outside, to the rear you have an easily maintained rear garden and the front of the property benefits from a driveway with parking for two vehicles.

### Entrance Lobby

Providing access to all ground floor accommodation with a composite front door. Wood laminate flooring.

### Cloakroom

Fitted to comprise a w/c. Wash hand basin. Wood laminate flooring. Radiator.

### Sitting Room

Double glazed window to the front aspect. Wood laminate flooring. Two radiators. Stairs riding to the first floor accommodation.



### Kitchen / Dining Room

A large rear aspect living space that provides the perfect setting to relax, entertain and enjoy with french doors leading to the rear garden. Radiator. Skylight. Inset spot lights.



### Kitchen Area

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Space for a free standing range style cooker with an extractor over. Integrated dishwasher, washing machine and dryer. Space for an American style refrigerator / freezer. Integrated fridge. Wall mounted boiler. Double glazed window to the rear aspect. Peninsula with breakfast bar. Inset spot lights to the ceiling.

### Landing

Providing access to all first floor accommodation with fitted carpet. Hatch to the loft. Inset spot lights.

### Bedroom One

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



### Bedroom Two

Double glazed window to the front aspect. Fitted carpet. Radiator. Inset spot lights to the ceiling.



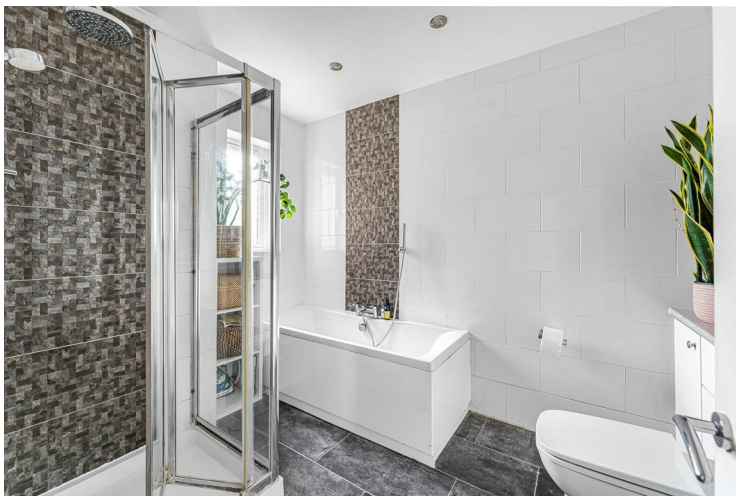
### Bedroom Three

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



### Bathroom

Fitted to comprise a w/c. Pedestal wash hand basin. Panelled bath and shower enclosure. Fully tiled walls. Double glazed window to the front aspect. Heated towel rail. Extractor. Inset spot lights.



### To the Front

Laid to shingle to provide off road parking for two cars. Pathway leading to the front door and onward to the rear garden.



### Rear Garden

A well presented and enclosed rear garden laid mostly to artificial grass with a patio area adjacent to the rear of the property. Well stocked with a variety of shrubs, bushes and trees. Boundary fencing. raised beds and borders that are well stocked with a variety of shrubs and bushes. Summer house. Gate providing access to the front of the property.



### Viewing

By appointment through Bradshaws.

### NB

Services and appliances have not been tested.

### 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 = 96.3 sq m / 1036 sq ft

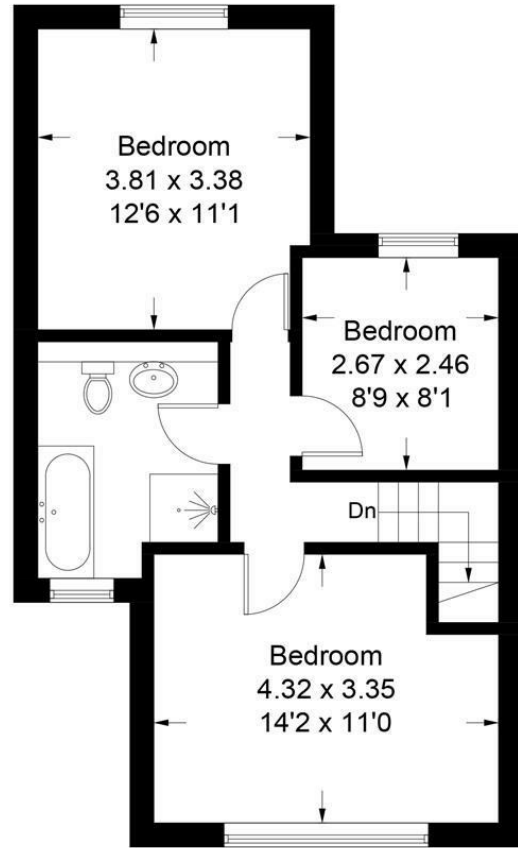
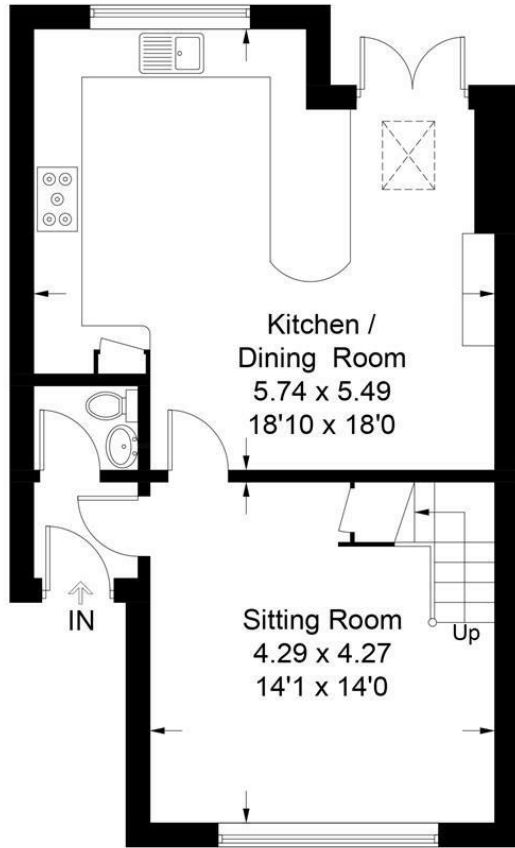


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1199380)

