



Offering stunning views over the Sharpenhoe Clappers, Bradshaws are privileged to offer 'to let' this recently renovated detached family home situated on the highly sought after Barton Road within the ever popular village of Harlington. The accommodation includes an entrance porch, lounge / dining room and a newly fitted kitchen to the ground floor with three double bedrooms and a shower room on the first floor. Externally there is a large rear garden and a driveway to the front providing off road parking. Placed within easy walking distance of the railway station, the highly regarded schools and other village amenities. We strongly recommend an internal viewing. Available early November

Entrance Hall

Double glazed front door with a door leading to the living/dining area. Double glazed window to the side aspect. Obscured glazed window to the garage. Wooden laminate flooring.

Lounge/ Dining Area

A spacious room for living and dining. Double glazed bow window to the front aspect and double glazed patio doors leading to the conservatory. Feature fireplace with wooden surround, tiled hearth and an electric coal effect fire. 3 radiators. Fitted carpet. Stairs leading to the first floor accommodation.



Conservatory

Double glazed windows to the rear and side aspects. Double glazed door providing access to the patio area and garden. Wooden laminate flooring.



Kitchen

Newly fitted with a range of wall and base units with work surface over, incorporating a single drainer sink unit. Integrated oven with an electric integrated hob with extractor hood. Cupboard with wall mounted boiler. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Double glazed window overlooking the garden. Double glazed door providing access to the side of the property. Large understairs storage cupboard.



First Floor Landing

A bright space leading to the bedrooms and bathroom. Large double glazed window to the side aspect. Fitted carpet. Radiator.

Bedroom One

Double glazed window to the front aspect. Fitted carpet. Hatch to loft space. Four power points.



Bedroom Two

Double glazed window to the rear aspect. Fitted carpet. Four power points.



Bedroom Three

Double glazed window to the front aspect. Fitted carpet. Four power points.



Shower Room

Comprising a WC, vanity unit with inset wash hand basin, and a walk-in shower cubicle with rainforest shower and handheld attachment. Fully tiled walls. Heated towel rail. Extractor fan. Airing cupboard. Obscured double glazed window to the rear aspect.



Front Of Property

A driveway providing off road parking for 2 vehicles and direct access to the garage. Flower and shrub borders. External light.



Garage

An attached single garage with an up and over door. Light and power. Personnel door to the side of the property and garden. Obscured glazed window to the side of the entrance hall. WC in separate room.

Rear Garden

A generous sized rear garden, laid mainly to lawn, with mature trees and shrubs and bushes. Boundary fencing. External security light. Block paved patio area.



Viewing

By appointment through Bradshaws.

Referencing

All tenancies are subject to satisfactory referencing.

Disclaimer

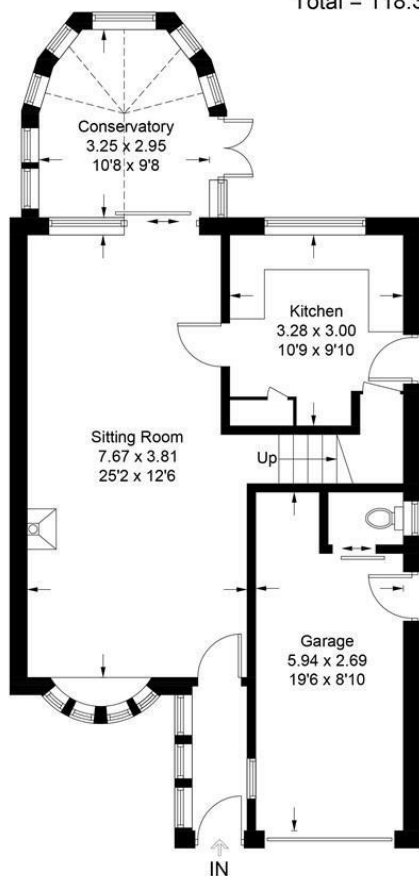
These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where 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.)

45A Barton Road

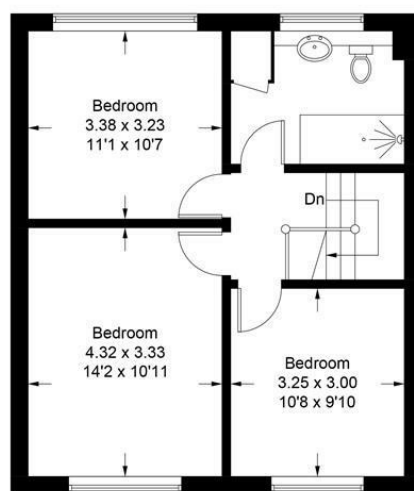
Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft
(Excluding Garage)

Garage = 15.0 sq m / 161 sq ft

Total = 118.3 sq m / 1273 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092271)

