



* SEMI-DETACHED FAMILY HOME IN POPULAR LOCATION WITHIN HARLINGTON * WALKING DISTANCE TO THE RAILWAY STATION * COUNTRYSIDE WALKS NEARBY * ENTRANCE HALL * LOUNGE / DINING ROOM * CONSERVATORY * KITCHEN/ BREAKFAST ROOM * STUDY/ FAMILY/ PLAY ROOM * THREE DOUBLE BEDROOMS * LARGE FAMILY BATHROOM * GOOD SIZED REAR GARDEN * OFF ROAD PARKING FOR TWO VEHICLES * AVAILABLE IMMEDIATELY *

Bradshaws are delighted to offer for rent his semi-detached family home situated in a popular location within the village of Harlington. Available immediately, the property is set within walking distance of local shops, amenities, the mainline railway station and countryside walks. The accommodation in brief comprises a dual aspect lounge / dining room with conservatory off, a kitchen / breakfast room, study / family / play room and a cloakroom to the ground floor. On the first floor, there are three double bedrooms and a family bathroom. Externally, there is off road parking to the front and a beautiful, well kept, good sized garden to the rear.

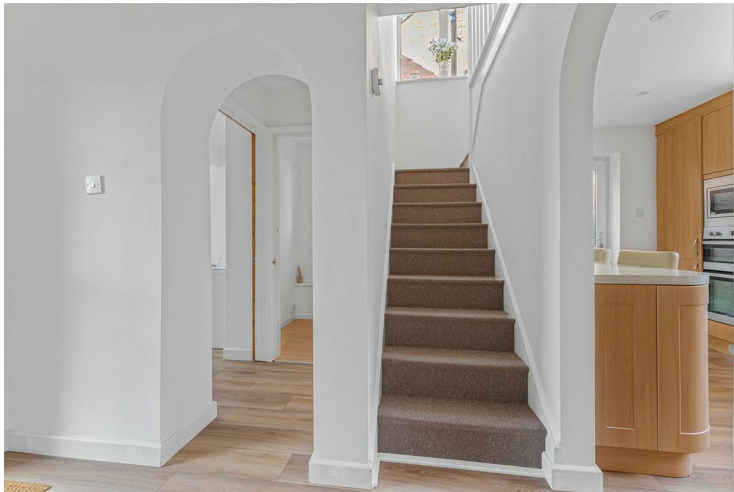
Entrance Hall

Double glazed door to the front aspect. Radiator. Wooden laminate flooring. Carpeted stairs leading to the first floor accommodation.



Kitchen / Breakfast Room

Fitted with a range of wall, drawer and base level units with worksurface over incorporating a 1½ bowl drainer sink unit. Integrated double oven, microwave and hob with extractor hood over. Integrated fridge/ freezer. Space and plumbing for a washing machine and dishwasher. Breakfast bar. Part tiled walls. Wooden laminate flooring. Inset ceiling spotlights. Double glazed door to the side aspect. Double glazed window to the rear aspect.



Lounge / Dining Room

A good sized dual aspect room with double glazed window to the front aspect and sliding patio door to the conservatory. Radiator. Wooden laminate flooring. Two wall lights.

Study/ Family/ Play Room

Double glazed window to the front aspect. Radiator. Wooden laminate flooring. Wall light.



Conservatory

Of brick and UPVC construction with patio door to the rear garden. Fitted roof blinds. Wooden laminate flooring. Wall mounted electric heater.

Cloakroom

Comprising a WC and wash hand basin. Extractor fan. Wooden laminate flooring. Obscured double glazed windows to the side aspect.



Landing

Double glazed window to the side aspect. Hatch to boarded loft space with ladder access and housing the gas boiler. Airing cupboard with hot water cylinder. Fitted carpet.

Bedroom One

Double glazed window to the front aspect. Part built-in wardrobes. Modern horizontal radiator. Fitted carpet.



Bedroom Two

Double glazed window to the rear aspect. Storage area with hanging space. Radiator. Fitted carpet.



Bedroom Three

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



Bathroom

Comprising a WC, vanity unit with inset wash hand basin and corner panelled bath with shower attachment over. Fully tiled walls. Wooden laminate flooring. Heated towel rail. Inset ceiling spotlights. Obscured double glazed window to the rear aspect.



Front Of Property

Laid mainly to lawn with a driveway providing off road parking for two vehicles.



Rear Garden

A beautiful, mature and well kept rear garden laid mainly to lawn with well stocked flower and shrub borders, further mature shrubs, bushes and an apple tree. Boundary fencing with gated pedestrian access. Outside tap.



Note

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Referencing

All tenancies are subject to satisfactory referencing.

Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her 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 = 107.67 sq m / 1159 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.

