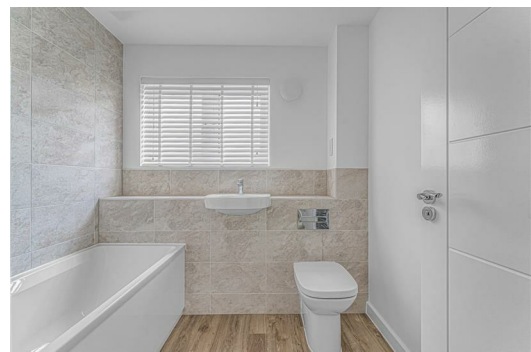




Residents will appreciate the proximity to local amenities, including schools, churches, shops, and pubs, all within easy reach. Additionally, the children's play area and village green nearby make this property particularly appealing for families and the surrounding countryside provides a picturesque backdrop, perfect for leisurely walks and outdoor activities.

With a 10-year NHBC warranty, you can have peace of mind knowing that your investment is protected. This exceptional property is available now, offering a unique opportunity to enjoy a modern lifestyle in a delightful community village setting. Don't miss the chance to make this house your new home.



Situated in the sought after village of Harlington, this brand new five-bedroom house on Toddington Road offers a perfect blend of modern living and rural tranquillity. Situated within the esteemed Crest Nicholson development of Castlefield Park, this property boasts a prime location with convenient access to the M1 motorway, and walking distance to the mainline train station, making it ideal for commuters.

The Stratford is a flexible home that can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

On entering the property you are welcomed into a generous entrance hall. Downstairs offers a lounge, study, cloakroom plus an open plan kitchen/ family/ dining area together with a separate utility room. The home features 5 bedrooms, two with en suites, together with a family bathroom, ensuring ample space for family living and guest accommodation.

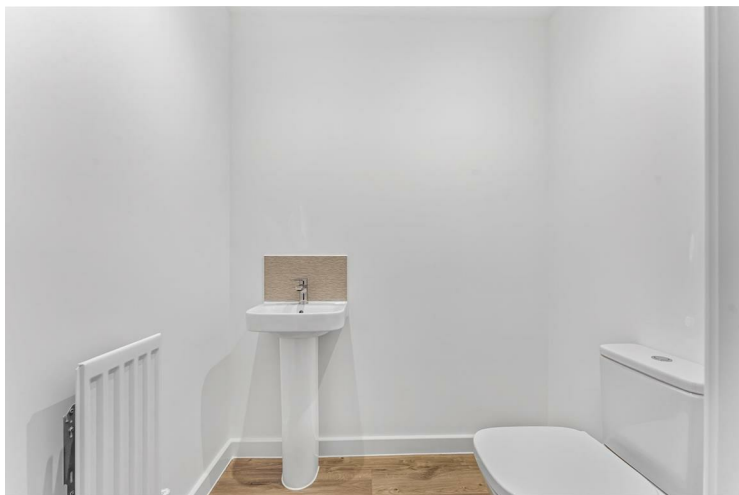
### Entrance Hall

A generous entrance hall with with Amtico flooring and carpetted stairs leading to the first floor accommodation. Composite double glazed front door with vertical glazed panels to either side. Radiator



### Downstairs Cloakroom

Tastefully fitted with a WC and pedestal wash hand basin with tiled splashback. Amtico flooring. Radiator. Inset ceiling spotlights. Extractor fan



### Living Room

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



### Study

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



### Kitchen/ Family/ Dining Area

An impressive space at the rear of the property for entertaining and relaxation with direct access to the rear garden.



### Kitchen

Fitted with a contemporary range of wall, base and drawer units with a silestone quartz work surface over with upstand, incorporating a 1½ drainer sink unit. Integrated appliances including an eye level Neff electric double oven with a 5 burner gas hob, extractor hood, fridge/ freezer and dishwasher. Radiator. Amtico flooring. Inset ceiling spotlights. Double glazed window to the rear aspect.



### Dining Area

Double glazed window to the rear aspect. Amtico flooring



### Family Area

Double glazed patio doors leading to the rear garden. Radiator. Amtico flooring.



### Utility Room

Fitted with a contemporary range of base units with a silestone quartz work surface over with upstand, incorporating a single drainer sink unit. Cupboard housing a wall mounted gas boiler. Space and plumbing for a washing machine and tumble drier. Amtico flooring. Double glazed window to the side aspect.



### Landing

A galleried first floor landing overlooking the entrance hall. Hatch to loft space. Fitted carpet. Radiator.

### Principal Bedroom

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



**En Suite**

Comprising a WC with enclosed cistern, inset wash hand basin and shower cubicle. Shaving socket. Fully tiled walls and Amtico flooring. Heated towel rail. Extractor fan. Inset ceiling spotlights. Obscured double glazed window to the side aspect.

**Bedroom Two**

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



**En Suite**

Comprising a WC with enclosed cistern, inset wash hand basin and shower cubicle. Shaving socket. Fully tiled walls and Amtico flooring. Heated towel rail. Extractor fan. Inset ceiling spotlights. Obscured double glazed window to the side aspect.



**Bedroom Three**

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



**Bedroom Four**

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



**Bedroom Five**

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





### Family Bathroom

Tastefully fitted and comprising a WC with an enclosed cistern, inset wash hand basin and panelled bath with shower over. Fully tiled walls and Amtico flooring. Shaving socket. Heated towel rail. Extractor fan. Inset ceiling spotlights. Obscured double glazed window to the front aspect.



### Rear Of Property

The rear garden will be laid to lawn with a paved patio area and outside tap. Boundary fencing with gated pedestrian access to the side of the property.



### Front Of Property

Set back from the road with landscaped grass areas and trees in front of the property. Block paved driveway providing off road parking for two vehicles and leading to the garage. Electric vehicle charging point. Planted border and canopy over front door. Solar roof panels.



### Garage

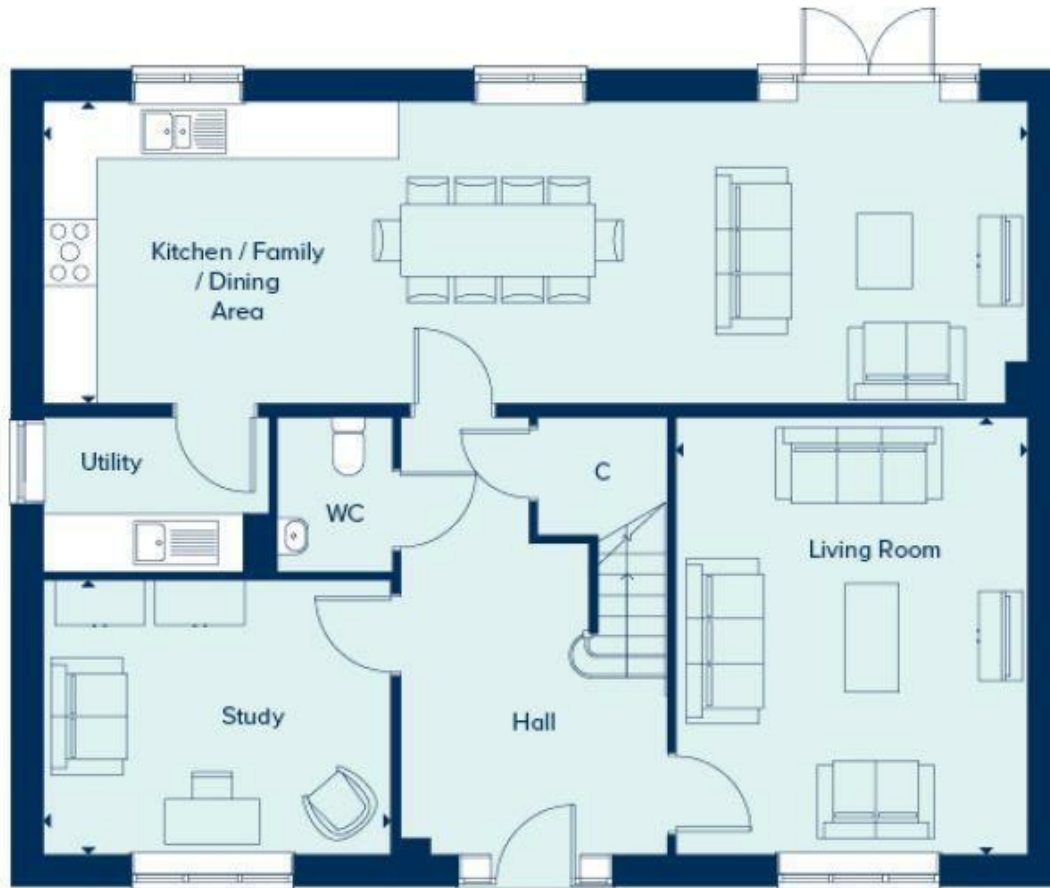
A single detached garage with an up and over door. Light and power.

### NB

Services and appliances have not been tested.

### 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.)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |