



Beautifully presented and wonderfully versatile, this stylish Harlington home combines elegant living space, a dedicated study, conservatory and a delightful garden designed for relaxing and entertaining.

## The Home

Beautifully presented throughout, this attractive home offers a wonderful combination of comfort, versatility and outdoor appeal. Thoughtfully arranged over two floors, the accommodation is ideal for modern family life, with a welcoming flow to the ground floor and well-balanced bedroom space upstairs.

The entrance hallway gives an immediate sense of the home's smart presentation, leading through to a lovely sitting room that forms the heart of the house. Beautifully bright and tastefully styled, this is a room designed for both relaxation and entertaining, with a feature wood-burning stove adding warmth and character. The kitchen is equally appealing, fitted in a timeless shaker style with wooden work surfaces and excellent storage, while the conservatory beyond provides valuable additional living or dining space with a pleasant outlook over the garden. A separate study adds further flexibility and is ideal for home working, while the ground floor WC is a practical addition for everyday use.

On the first floor, the principal bedroom is a calm and generously sized room, complemented by a second well-proportioned double bedroom and a useful third bedroom. The family bathroom is well equipped, with both a separate bath and shower, together with a wash hand basin and WC with built-in storage

The outside space is a real asset. The rear garden offers an appealing balance of lawn and seating areas, creating a setting that is just as suited to family life as it is to entertaining. A particularly attractive patio sits at the rear of the garden, providing a more private place to sit out and unwind, with room for outdoor furniture and a chiminea adding charm and character. A timber shed provides useful storage, while the frontage of the property is equally well considered, with attractive kerb appeal and off-street parking for a couple of cars completing the picture. A useful covered side car port provides excellent additional storage and utility space, with plumbing for a washing machine and tumble dryer, double timber doors to the front and rear access into the garden via a single glazed wooden door.

This is a stylish and versatile home with a warm, welcoming feel throughout and outside space that is just as enjoyable as the accommodation within.

## Village Setting

Set within the Bedfordshire countryside, Harlington is a sought-after village known for its welcoming community and convenient connections. Day-to-day needs are well served by a range of local amenities including shops, a lower school and public houses, with more comprehensive facilities available in the surrounding area. For those travelling further afield, Harlington railway station offers direct services into London St Pancras International, while the nearby M1 makes commuting by road equally straightforward. The result is a village that successfully combines rural charm with impressive practicality.

## Viewing

All viewings are strictly by appointment through Bradshaws.

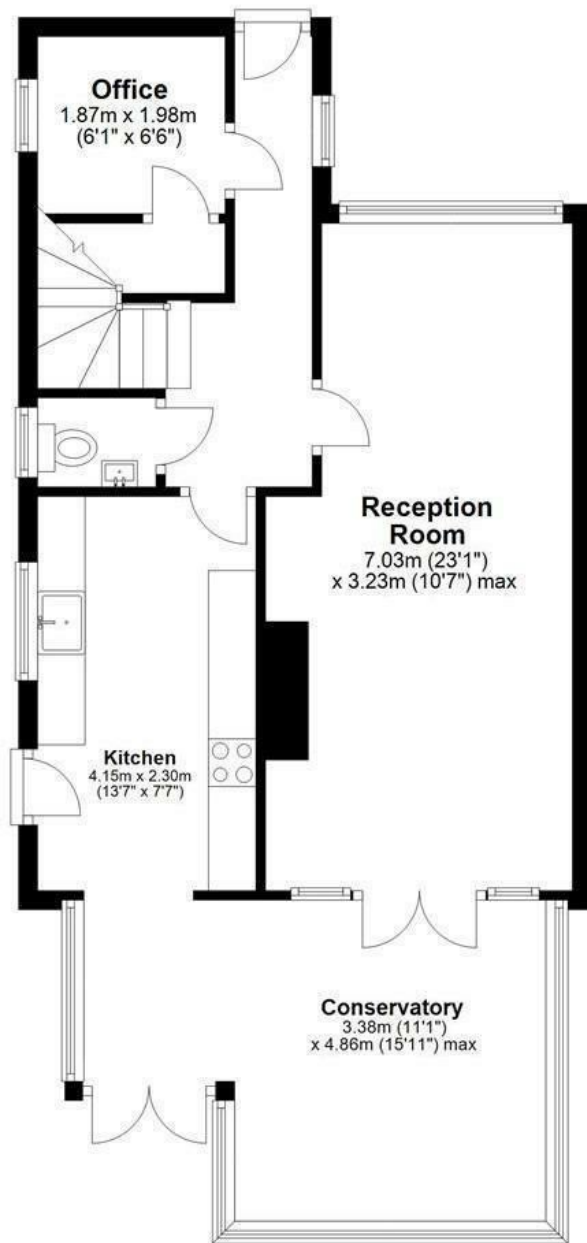
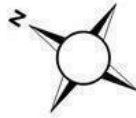
## Disclaimer

These particulars have been prepared in good faith and are intended

as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

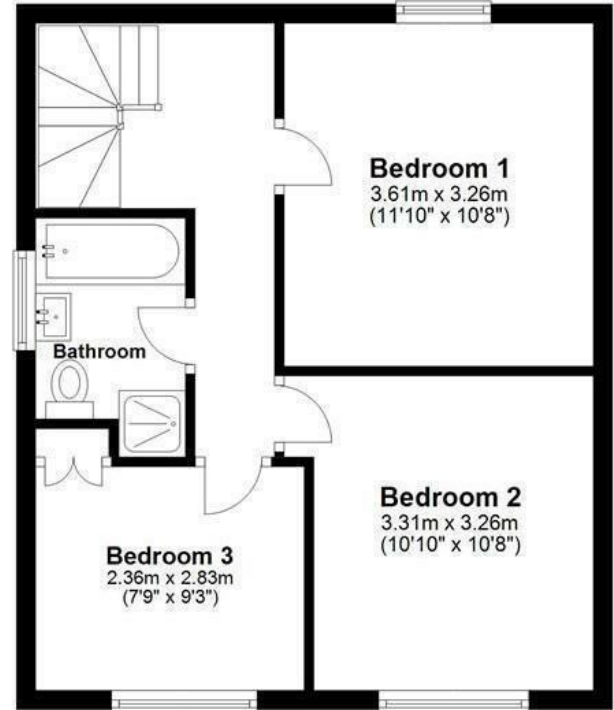
## Ground Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 101.1 sq. metres (1088.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

Council Tax Band: D

EPC Rating: D