



In the heart of Harlington, this beautifully presented detached home offers flexible family living, a bright garden-facing extension and a wonderfully established rear garden.

## The Home

Set within the heart of the sought-after village of Harlington, this attractive detached home offers a wonderful blend of flexible family accommodation, stylish presentation and beautifully kept outdoor space, creating a home that is as practical as it is inviting.

From the moment you arrive, the property has an appealing presence, with a neat frontage, driveway parking and a setting that immediately reflects the calm, established feel of this popular village address. Inside, the house has a light and welcoming atmosphere, with well-balanced accommodation extending to approximately 1,363 sq ft.

The sitting room provides an excellent main reception space, generous in proportion and filled with natural light from the large front-facing window. It is a room that feels both comfortable and versatile, ideal for relaxed evenings as well as everyday family life. Karndean flooring runs through the hall, living room and dining room, adding a smart, cohesive finish.

To the rear, the dining room enjoys a particularly pleasant outlook over the garden, with French doors opening directly onto the patio. This creates an easy transition between inside and out, making the space especially well suited to entertaining, family meals and summer gatherings.

The kitchen / breakfast room is a real focal point of the house and adds a more contemporary, lifestyle-led dimension to the accommodation. Forming part of the single-storey extension completed in 2016, this is a bright and sociable space designed very much with modern living in mind. The former double-length single garage was demolished to create the extension, and importantly the foundations were designed to be suitable for a future double-storey extension, giving the house further long-term potential if desired.

The kitchen itself is beautifully arranged with a shaker-style finish, generous work surface space and a breakfast bar for informal dining. Integrated appliances include a Bosch dishwasher, Neff induction hob, Neff multifunction oven and Neff built-in microwave, together with a ducted extractor fan. Practical details have been carefully considered, including pull-out drawers to the larder cupboard, an integrated pull-out bin and recycling cupboard, a pull-out corner unit and a pull-out spice rack beside the hob. Beyond the kitchen area, there is space for more relaxed seating beside the garden doors, allowing the room to work equally well as a family hub, entertaining space or simply somewhere to enjoy the garden throughout the seasons. Karndean flooring continues here, reinforcing the sense of quality and practicality.

A separate utility room provides valuable additional storage and laundry space and houses the boiler, while the ground floor shower room has been finished in a smart contemporary style. Together, these rooms add real functionality to the layout. Also on the ground floor is the study / bedroom four, a highly adaptable room that works just as well as a home office, guest bedroom or accommodation for multigenerational living, particularly with the nearby shower room.

On the first floor, the accommodation continues to feel well balanced. The principal bedroom is a calm and comfortable double room with

fitted wardrobes, while bedroom two is another well-proportioned double, also benefiting from fitted wardrobes. Bedroom three is a bright and useful additional room, ideal as a child's bedroom, nursery or study. The family bathroom is well presented and serves the first floor with a bath and a shower overhead, wash hand basin and WC, while Karndean flooring continues here to give a practical and attractive finish. The loft is part boarded, offering additional storage.

Outside, the rear garden is a particularly special feature of the home. Measuring approximately 60ft by 40ft, it has been beautifully established and thoughtfully maintained, with a generous lawn, mature borders, colourful planting and a variety of seating areas that give the space real depth and enjoyment. The paved terrace adjoining the house is perfect for outdoor dining and entertaining, while the garden as a whole offers a lovely sense of privacy and maturity. Side access adds further convenience, and the combination of open lawn and planted areas makes it equally appealing for families, keen gardeners and buyers simply looking for an attractive outdoor retreat.

Altogether, this is a home that offers much more than square footage alone. It combines flexibility, warmth and future potential with the kind of garden and village setting that are increasingly hard to find, making it an excellent opportunity for buyers seeking a well-rounded family home in one of the area's most desirable village locations.

## Village Setting

Harlington is a popular Bedfordshire village appreciated for its strong community feel and its excellent convenience for day-to-day life. The village offers a selection of local amenities including a lower school, shops and public houses, while more extensive facilities and schooling can be found in the surrounding area. For commuters, Harlington railway station provides direct services into London St Pancras International, and the nearby M1 adds to the village's accessibility. Surrounded by open countryside yet well connected, Harlington offers an appealing balance of rural character and practical convenience.

Approximate Gross Internal Area 126.63 sq.m / 1363 sq.ft

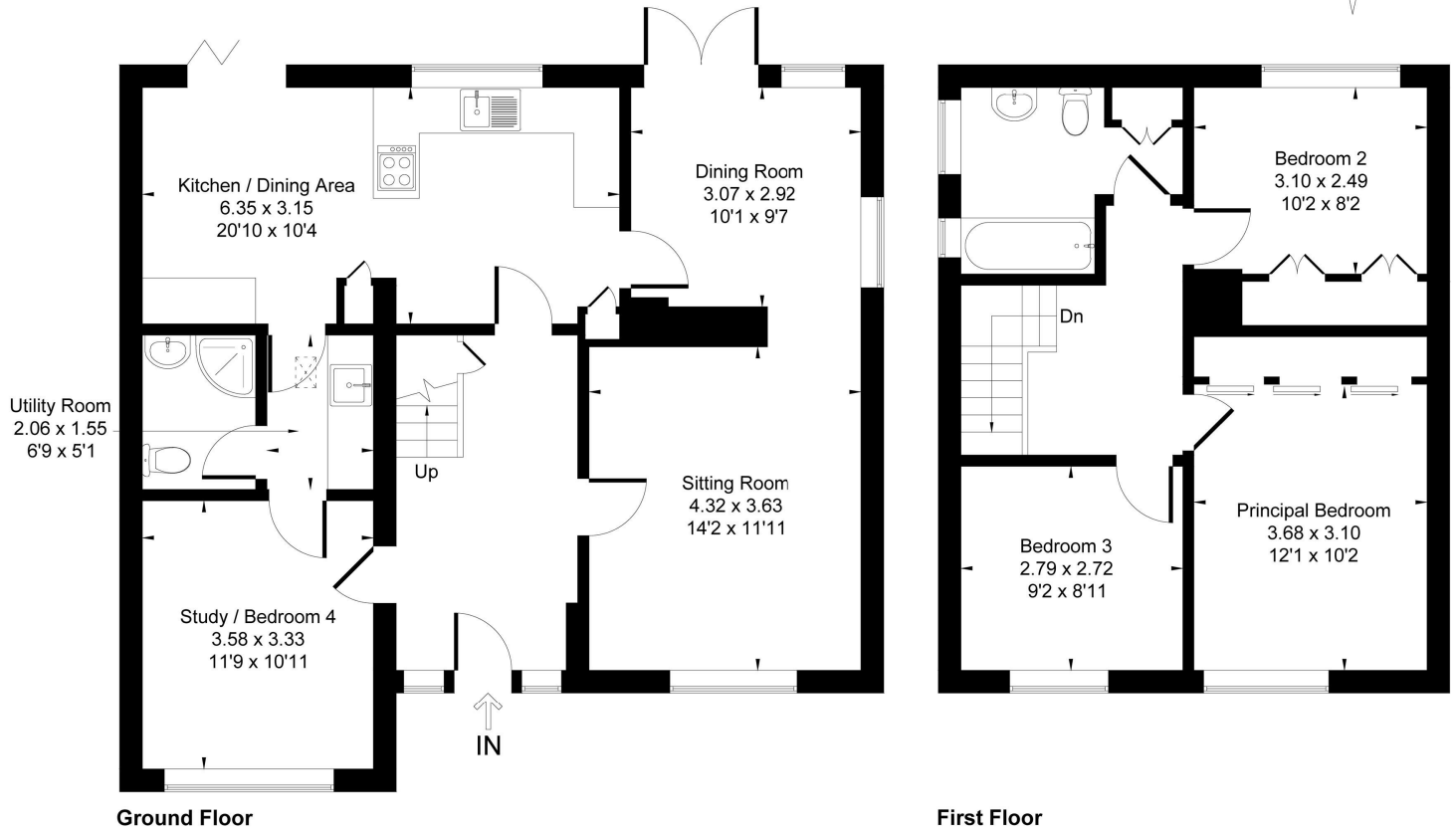


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax Band: E

EPC Rating: