

Located in the highly desirable village of Harlington, this beautifully presented three-bedroom home offers the perfect blend of village charm, modern living, and excellent commuter convenience.

Harlington is particularly popular with families and commuters alike, offering a strong community feel alongside excellent connectivity. The mainline station provides direct access to London St Pancras in under 45 minutes. The property is well positioned for highly regarded local schooling, including Harlington Lower School and Parkfields Middle School, both popular choices for families in the area.

For those who enjoy the outdoors, the village is surrounded by beautiful countryside, with easy access to scenic walks across the Chiltern Hills, perfect for weekend walks, cycling, and enjoying village life at its best.

Harlington continues to be in high demand due to its rare combination of excellent schools, fast London connections, and access to open countryside, making it an ideal choice for families and professionals seeking a better work-life balance.

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The ground floor is designed with everyday living and entertaining in mind. The kitchen, complete with breakfast bar, flows into a generous dining space, ideal for family life and social occasions. To the rear, the sitting room is bright and inviting, with sliding patio doors opening directly onto the garden, creating a seamless indoor-outdoor connection.

A garage located in a nearby block further enhances the practicality of this home.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is particularly spacious, featuring built-in wardrobes and large windows overlooking the rear garden. The additional bedrooms provide flexibility for growing families, guests, or home working.

The bathroom has been stylishly refitted and includes a contemporary suite with a whirlpool bath, perfect for relaxing at the end of the day.

### **Ground Floor - Designed for Living & Entertaining**

A welcoming entrance area sets the tone, leading into the heart of the home. The kitchen has been intelligently designed with both form and function in mind, featuring a comprehensive range of cabinetry, room and plumbing for appliances, and a generous breakfast bar, ideal for casual dining or social gatherings.

Flowing seamlessly from the kitchen, the dining area offers an inviting space for entertaining, complemented by excellent storage including a pantry cupboard.

To the rear, the sitting room is a particularly impressive space, bright and airy, with large sliding patio doors that frame views of the garden and allow natural light to pour in. This is a room equally suited to relaxed evenings or hosting guests. Ground floor accommodation is completed by the convenient cloakroom.

### **First Floor – Comfortable & Refined Accommodation**

Upstairs, the property continues to impress with three well-appointed bedrooms. The principal bedroom is especially spacious, featuring built-in wardrobes and expansive windows that create a calm and light-filled retreat.

The remaining bedrooms are versatile and well-proportioned, ideal for family, guests, or home working.

The family bathroom has been beautifully refitted to a high standard, showcasing a contemporary suite including a whirlpool bath with shower, offering a touch of everyday luxury.

### **Outside – A Private & Enjoyable Setting**

The rear garden provides a wonderful extension of the living space, thoughtfully arranged with patio areas for outdoor dining and a lawn ideal for families or relaxation. Enclosed for privacy and security, it also benefits from rear access.

To the front, the property enjoys communal parking spaces and a neat lawned garden with a pathway leading to the entrance.

Approximate Gross Internal Area  
Main House = 89.46 sq m / 963 sq ft  
Garage = 12.63 sq m / 136 sq ft  
Total = 102.09 sq m / 1099 sq ft

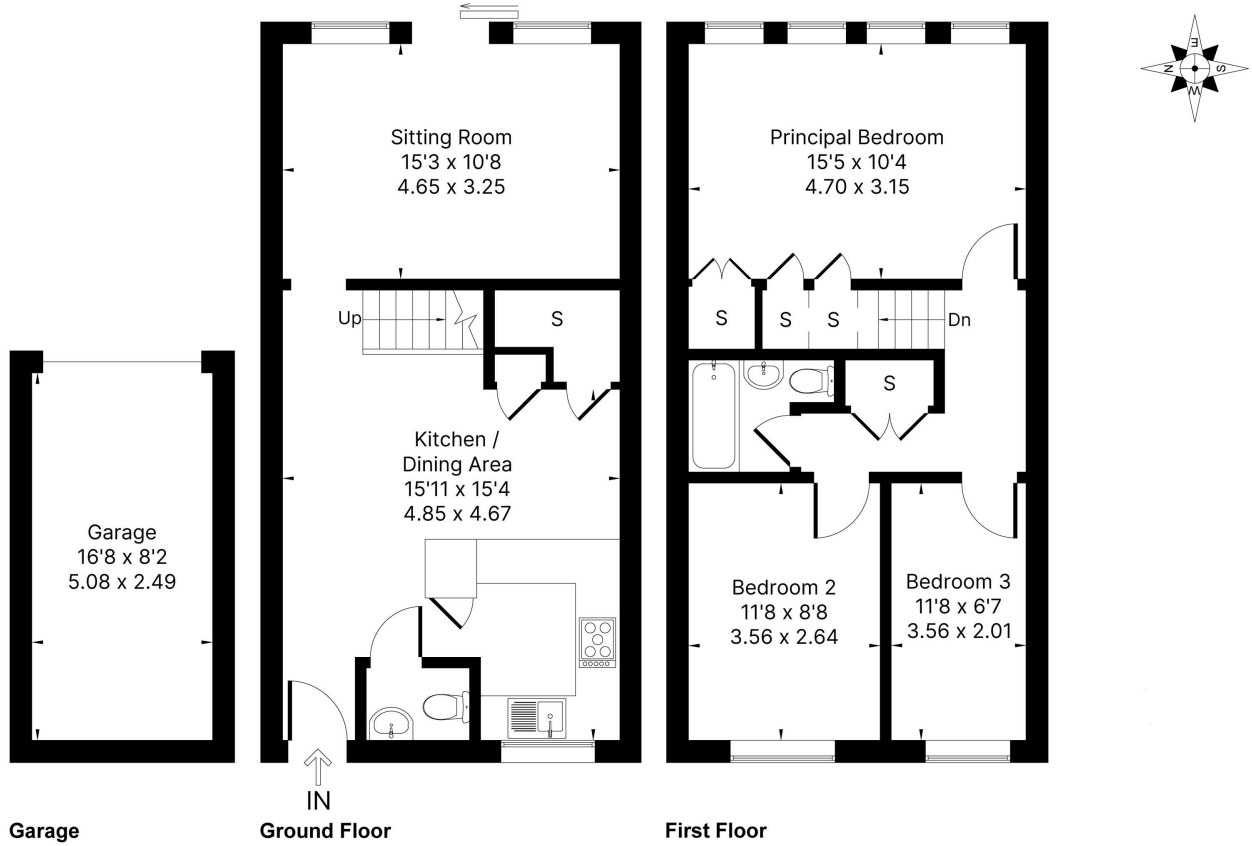


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: C  
EPC Rating: C