



Bradshaws  
Residential Sales & Lettings Since 1929

**Under  
Offer**



Found in the charming Kent Court in Harlington, this immaculately presented detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,703 square feet, this light and bright property is part of an exclusive small development of similar properties, ensuring a sense of community and privacy.

Location is key, and this home is just a short walk from Harlington mainline train station, making commuting a breeze. Additionally, the surrounding area offers beautiful countryside walks and open fields, ideal for those who appreciate nature.

Offered for sale with no onward chain, this property presents a wonderful opportunity for families or individuals seeking a spacious and well-located home in Harlington. Don't miss the chance to make this exceptional property your own.



Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The dual aspect kitchen and dining room is a delightful feature, allowing natural light to flood the space, making it an ideal setting for family meals or gatherings with friends. The large dual aspect sitting room further enhances the home's appeal, offering a warm and inviting atmosphere.

The property boasts three generously sized double bedrooms, including a principal suite with an en-suite shower room, ensuring convenience and privacy. A well-appointed family bathroom and a ground floor cloakroom add to the practicality of this lovely home.

Outside, the double garage with electric roller doors provides secure parking and additional storage. The private south-facing rear garden is a tranquil retreat, perfect for enjoying sunny afternoons or hosting summer barbecues.

### Entrance

Storm porch and pathway leading to the double glazed composite front door. Small garden area laid with shrubs.

### Entrance Hall

Providing access to all ground floor accommodation. Tiled floor. Radiator. Home alarm system control panel. Central heating thermostat. Under stairs storage cupboard with power and shelving.

### Cloakroom

Fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin with a vanity unit under. Heated towel rail. Tiled floor. Part tiled walls. Double glazed window to the front. Wall mounted electrical consumer unit.

### Sitting Room

A delightful dual aspect room with twin double glazed windows to the front aspect and double glazed door leading to the garden. Three radiators. Fitted carpet. Tv point. Decorative coving to the ceiling.



### Kitchen / Dining Room

Another dual aspect room with two double glazed windows to the front aspect and a double glazed door leading to the rear garden. Three radiators. Tiled floor. Tv point.



### Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with granite work surfaces over. Inset 1 and 1/2 sink unit with a mixer tap over. Integrated appliances to include; eye level double oven and microwave, gas hob and extractor hood, dishwasher, washing machine, fridge and freezer. Pull out larder cupboard. Storage cupboard. Part tiled walls. Tiled floor. Double glazed window to the rear aspect. Cupboard housing the wall mounted boiler. Inset spot lights and decorative coving to the ceiling.



### Landing

Providing access to all first floor accommodation with a double glazed window to the rear aspect. Radiator. Fitted carpet. Hatch to the part boarded loft (with light). Airing cupboard housing the pressurised (Megaflow) hot water tank.

### Principal Bedroom

A good sized dual aspect room with a double glazed window to the front aspect and twin skylights to the rear. Twin built in wardrobes. Two radiators. Fitted carpet. Tv point. Decorative coving to the ceiling.



## Ensuite Shower Room

Tastefully fitted to comprise a w/c with a concealed cistern. Wall mounted wash hand basin with a vanity unit under. Shower enclosure with a Aquilisa power shower over with wall mounted 'on and off' switch. Fully tiled walls and floor. Heated towel rail. Extractor. Inset spot lights to the ceiling.



## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet. Built in wardrobe. Tv point. skylight to the ceiling. 'Jack and Jill' door leading to bedroom three.



## Bedroom Three

Twin double glazed skylights to the ceiling. Radiator. Fitted carpet. Built in wardrobe. Tv point. 'Jack and Jill' door to bedroom two.



## Family Bathroom

Tastefully fitted to comprise a w/c. Wash hand basin. Panelled bath.

Part tiled walls. Tiled floor. Heated towel rail. Extractor. Inset spot lights and skylight to the ceiling.



## Garage

With twin electric roller doors. Light and power. Hatch to the roof space. Personal door to the garden.

## Rear Garden

An enclosed, private and south facing rear garden that offers the perfect space to enjoy all year round. Low maintenance and paved with boundary fencing.



## NB

Services and appliances have not been tested.

## Viewing

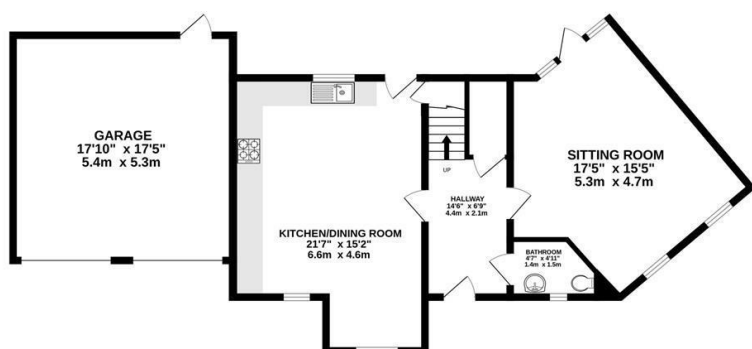
By appointment through Bradshaws.

## Disclaimer

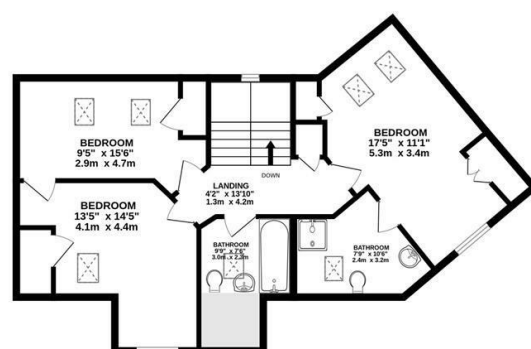
These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where 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.)



GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	