



New to the market with Bradshaws, this two bedroom cottage situated in the sought after village of Harlington offers spacious accommodation which comprises a living / dining room and a modern fitted kitchen on the ground floor. The first floor offers two good-sized bedrooms and a large bathroom. Externally to the rear there is a large garden, a garage and parking. For the busy commuter Harlington mainline railway station offers fast and frequent services to London, and the M1 motorway junction 12 is also close to hand. Offered for sale with no onward chain. An internal viewing is strongly recommended to fully appreciate this delightful cottage.

LIVING ROOM

Composite door to the front and a double glazed window to the front aspect. Engineered wood flooring. Two radiators. Meter cupboard housing the electric meter and consumer unit. Tv and telephone points. Stairs rising to the first floor accommodation. Part glazed door leading to:

KITCHEN

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Larder units. Integrated oven, convection oven and gas hob with an extractor over. Space and plumbing for a washing machine and dishwasher. Space for a refrigerator/ freezer. French doors leading out into the rear patio and garden. Double glazed window to the rear. Part tiled walls and tiled floor. Inset spot lights to the ceiling.

LANDING

Providing access to all first floor accommodation with fitted carpet. Cupboard housing the wall mounted combi boiler. Hatch to the loft with loft ladder.

BEDROOM ONE

Double glazed window to widow to the front aspect. Radiator. Wall light points. Fitted carpet.

BEDROOM TWO

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

BATHROOM

Fitted to comprise a w/c. Wash hand basin set into a vanity unit. Corner bath with mains fed shower over. inset spot lights to the ceiling. Part tiled walls. Heated towel rail. Double glazed window to the rear aspect.

TO THE FRONT

A small low maintenance garden with steps rising to the entrance.

REAR GARDEN

A good sized rear garden with a large patio area adjacent to the rear of the property. The remainder being laid mostly to lawn. Boundary fencing. Gated pedestrian access to the parking area.

OFF ROAD PARKING

Located to the rear of this and neighbouring properties is an area designated for parking and a block of garages which all serve these cottages.

GARAGE

Located in the garage block to the rear with up and over door. Photo included is for illustrative purposes.

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.)

