



Nestled in the charming area of Tabor Close, Harlington, this extended semi-detached family home offers a perfect blend of space, comfort, and convenience. With five well-proportioned bedrooms, this property is ideal for families seeking room to grow. The two reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

The kitchen is functional and leads to a utility area, making daily chores a breeze. The ground floor also features a convenient shower room, while the first floor boasts a family bathroom complete with a separate W/C, catering to the needs of a busy household.

For those who appreciate outdoor space, the secluded and mature rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues. The property also benefits from a driveway and garage, providing parking for two vehicles, which is a valuable asset in this desirable location.

Situated within walking distance of the mainline railway station, commuting to London and beyond is both easy and efficient. Additionally, the nearby countryside walks offer a delightful escape into nature, making this home a perfect choice for those who enjoy an active lifestyle.

This property is not just a house; it is a family home that promises comfort and convenience in a lovely setting. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



Bradshaws are pleased to offer for sale this well presented, five bedroom extended semi-detached family home located within the popular village of Harlington. The property benefits from a two storey extension and offers two reception rooms, kitchen, utility area and a shower room to the ground floor. On the first floor, there are five bedrooms and a bathroom with separate w/c. Externally, there is a secluded, mature and well established rear garden and off road parking and a garage to the front. For the busy commuter, the property is within walking distance of Harlington mainline railway station providing easy access to St Pancras, London and beyond and is within a few minutes drive of Junction 12 on the M1. An internal viewing of this property is recommended.

## Entrance Porch

Of UPVC construction. Double glazed door to the front aspect. Tiled flooring.

## Entrance Hall

Obscure double glazed door to the porch. Radiator. Fitted carpet. Under stairs cupboard.

## Lounge

Double glazed window to the front aspect. Feature fireplace with surround and open fire. Radiator. Television point. Fitted carpet. Coving to ceiling. Dado rail.



## Dining Room

Double glazed window to the rear aspect. Radiator. Fitted carpet. Coving to ceiling. Dado rail.



## Kitchen

Fitted with a range of wall, base and drawer units with worksurfaces over incorporating single drainer, one and a half bowl sink unit. Integrated oven and integrated hob with extractor hood over. Intergrated dishwasher. Part tiled walls. Tiled floor. Radiator. Double glazed window to the rear aspect.



## Inner Hall

Opening out into the utility area and providing access to the shower room and garage.

## Utility Area

Space and plumbing for washing machine. Space for fridge / freezer. Wall mounted gas fired boiler. Tiled floor. Radiator. Double glazed door to the rear aspect. Double glazed window to the rear aspect.

## Shower Room

Fitted to comprise low level w/c, wash hand basin and corner shower cubicle with electric shower. Obscure double glazed window to the side aspect.



## Landing

Hatch providing access to loft. Fitted carpet. Airing cupboard housing hot water cylinder.

## Bedroom One

Double glazed window to the front aspect. Fitted wardrobes. Radiator Fitted carpet.





### Bedroom Two

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



### Bedroom Three

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

### Bedroom Four

Double glazed window to the front aspect. Built-in cupboard. Radiator Fitted carpet.



### Bedroom Five

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

### Bathroom

Fitted to comprise pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls. Laminate wood flooring. Heated towel rail. Extractor fan. Obscure double glazed window to the rear aspect.

### Separate W/C

Fitted with close couple w/c. Laminate wood flooring. Obscure double glazed window to the rear aspect.

### To The Front

The front of the property is laid mainly to lawn with flower and shrub borders and a block paved driveway leading the garage.



### Rear Garden

A delightful, mature and well kept rear garden laid mainly to lawn with a paved patio area, flower and shrub borders with mature bushes and fruit bushes and a shingled area to the rear of the garden. Fish pond. Shed. Boundary fence. Outside tap. Gated pedestrian access.



### Single Garage

Attached garage with up and over door. Power and light. Personal door to the Inner Hall. Obscure double glazed window to the side aspect.

### Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent her 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.

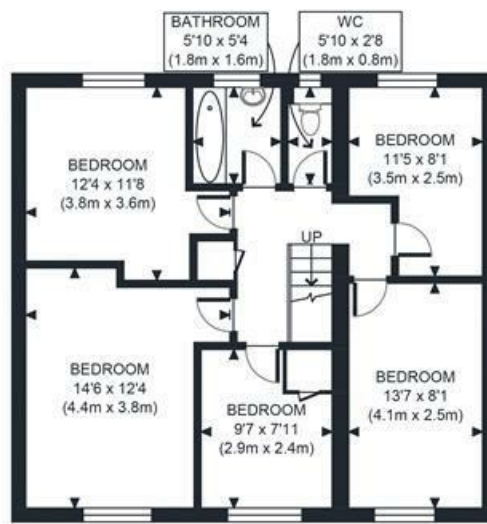
Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

## **Viewing**

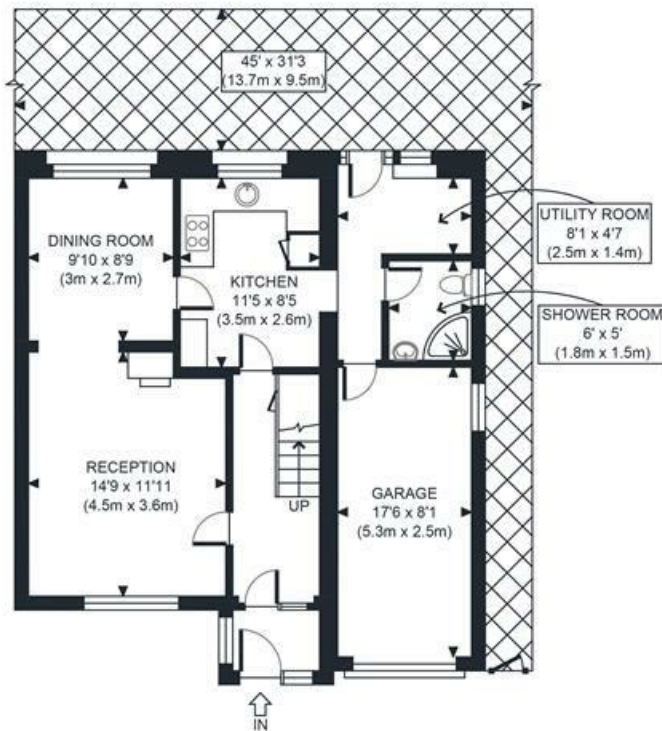
By appointment through Bradshaws.

## **Note**

Services and appliances have not been tested.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 701 SQ FT



GROSS INTERNAL  
FLOOR AREA WITH GARAGE 739 SQ FT  
FLOOR AREA WITHOUT GARAGE 575 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1440 SQ FT / 134 SQM	Tabor Close
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1276 SQ FT / 119 SQM	date 14/10/22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan

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>82</b>
	<b>66</b>
England & Wales	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	
England & Wales	EU Directive 2002/91/EC