



A delightful four bedroom detached house in the ever-popular village of Harlington. Located in the sought-after residential area of Park Leys. This stunning property has been tastefully and thoughtfully modernised throughout and features a spacious modern kitchen/dining space with bespoke fitted carpentry, a large living room and downstairs WC.

Upstairs features four good-sized bedrooms with an en-suite to one bedroom and a family bathroom. The front of the property offers a driveway and to the rear you have a delightful enclosed and private rear garden. The Harlington train station is a short walk, making it ideal for those who require frequent and regular access to Central London and beyond.

Internal viewings are strongly recommended to appreciate this stunning family home.

Entrance Hall

Double glazed door to the side aspect. Double glazed window to the side aspect. Radiator. Laminate wood flooring. Coved ceiling. Storage cupboard. Inset ceiling spotlights.



Cloakroom

Low level w/c and wash hand basin. Radiator. Tiled floor. Part tiled walls. Double glazed window to the side aspect. Inset ceiling spotlights.

Lounge

Double glazed window to the rear aspect. Double glazed patio doors to the rear aspect. Feature fireplace with surround and gas coal effect fire. Radiator. Coved and textured ceiling. Wood flooring. Inset ceiling spotlights.



Kitchen / Dining Room

A large front aspect room providing the perfect space for the family to relax, entertain and enjoy. In the dining area there is a double glazed window to the front. Bespoke fitted carpentry with larder units and stylish storage. Wood laminate flooring. Large larder cupboard. Inset spot lights to the ceiling.



Kitchen Area

Fitted to comprise a range of eye, drawer and base level units with work surfaces over incorporating a one and a half bowl, 1 and 1/2 drainer sink unit. Integrated eye level oven and microwave oven. Integrated induction hob. Space for fridge, freezer and tumble dryer. Integrated dishwasher and washing machine. Wall mounted gas fired boiler. Laminate wood flooring. Radiator. Inset ceiling spotlights. Double glazed window to the front.



Bedroom One

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



Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Tiled wood effect flooring.



Bedroom Three

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



Bedroom Four

Double glazed window to the front aspect. Radiator. Tiled wood effect flooring. Door leading to:



**En Suite Shower Room**

Fitted to comprise a wash hand basin and shower cubicle. Full tiled walls. Tiled floor. Heated towel rail. Extractor fan.

**Family Bathroom**

Fitted to comprise a low level w/c, wash hand basin fitted into a vanity unit with storage under and a panelled bath with shower attachment over and shower screen. Heated towel rail. Full tiled walls. Tiled floor. Obscure double glazed window to the side aspect.



**Detached Garage**

The rear of the garage has been thoughtfully converted into office space with power points and laminate wood flooring, inset ceiling spotlights and feature double glazed French doors leading to the rear garden. The front of the garage has been retained with an up and over door providing access to useful storage space with power points.



**Rear Garden**

A mature rear garden laid mainly to lawn with a paved patio area, raised flower beds, shurb borders and further mature shrubs. Boundary fence surround with gated pedestrian access. External power points.



**Viewing**

By appointment through Bradshaws.

**Disclaimer**

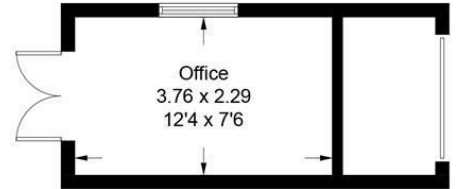
These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where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

**Council Tax**

Band E

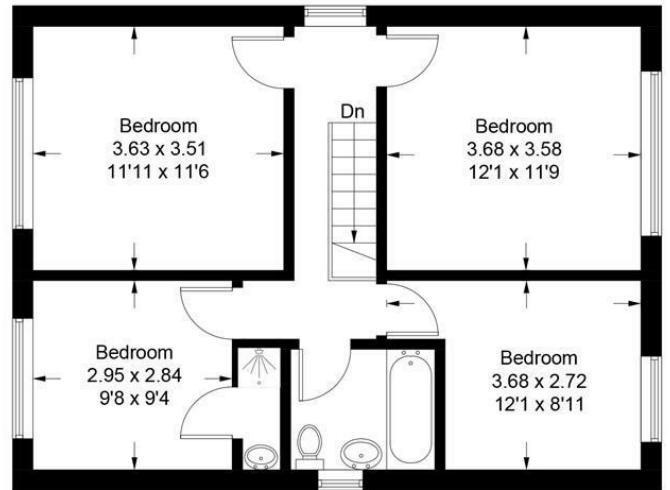
Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft  
 Outbuildings = 11.9 sq m / 128 sq ft  
 Total = 126.3 sq m / 1359 sq ft



(Not Shown In Actual  
 Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
 not to scale. floorplansUsketch.com © (ID1101085)

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		
	59	66
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	