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**Under Offer**



Set in the well-served village of Harlington, this spacious detached home offers over 1,400 sq ft, a double garage, ample parking and a bright south-facing garden.

## The Home

Set within the popular village of Harlington, this spacious four bedroom detached home offers a superb opportunity for buyers seeking a well-balanced family property with generous outside space, a double garage and excellent scope to update to their own taste over time.

The house occupies an approximate 0.12 acre plot and immediately gives a strong sense of space, both inside and out. A welcoming entrance hall sets the tone, leading through to a practical and versatile ground floor layout designed to suit modern family life.

To the rear, the sitting room is a particularly bright and well-proportioned reception space, enjoying large windows and doors that draw in plenty of natural light and create a strong connection to the south-facing garden. The sitting room also interconnects with the dining room via an internal door, allowing the two rooms to work well for both everyday living and entertaining.

The kitchen / breakfast room offers ample fitted storage, generous worktop space and room for informal dining, while a separate study provides valuable flexibility for home working, hobbies or a playroom. A guest WC completes the ground floor.

On the first floor, there are four well-proportioned bedrooms. The principal bedroom is a generous double with fitted wardrobes and an en suite shower room, while bedroom two is another excellent double. Bedroom three benefits from a built-in cupboard, and bedroom four provides which is also fitted with a built in cupboard offers further flexibility as a bedroom or additional office. A family bathroom serves the remaining bedrooms.

Overall, this is a home that has clearly been well cared for and offers excellent fundamentals: strong room sizes, a versatile layout, a bright south-facing garden, ample parking and a double garage. For buyers looking to secure a detached family home in Harlington with the chance to modernise and personalise over time, this is a very appealing opportunity.

## Garden & Grounds

Outside, the property sits on an approximate 0.12 acre plot with a bright south-facing rear garden, which is a real feature of the home and helps the house feel especially light throughout the day. The garden offers a generous expanse of lawn together with patio space adjoining the rear of the house, making it well suited to family use, outdoor dining and entertaining.

To the front, the property enjoys a neat approach with driveway parking leading to the double garage, providing practical storage and further parking options.

## Situation

Harlington station is on the Thameslink route, with services on the Bedford to Brighton line, giving commuters straightforward access towards Bedford and south through London, with direct connections available to destinations including City Thameslink, St Pancras International, Gatwick Airport and Brighton.

For families, the property is well placed for local schooling, with Harlington Lower School on Westoning Road and Harlington Upper School and sixth form on Goswell End Road.

Harlington itself offers the everyday village conveniences buyers often look for, including well-regarded public houses such as The White Hart and The Carpenters Arms, while Junction 12 of the M1 is also close at hand for wider road links.

## Why you'll love this home

Bright, spacious and full of potential, this is a home that offers the kind of balanced layout that works brilliantly for modern family life, with plenty of space to enjoy both indoors and out, as well as exciting scope to extend or reconfigure over time, as others along the road have done to create their own vision.

## Viewing

All viewings are strictly by appointment through Bradshaws.

## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

**Pilgrims Close Harlington, Dunstable, LU5 6LX**

Approximate Gross Internal Area

Main House = 130.90 sq m / 1409 sq ft

Garage = 28.05 sq m / 302 sq ft

Total = 158.95 sq m / 1711 sq ft

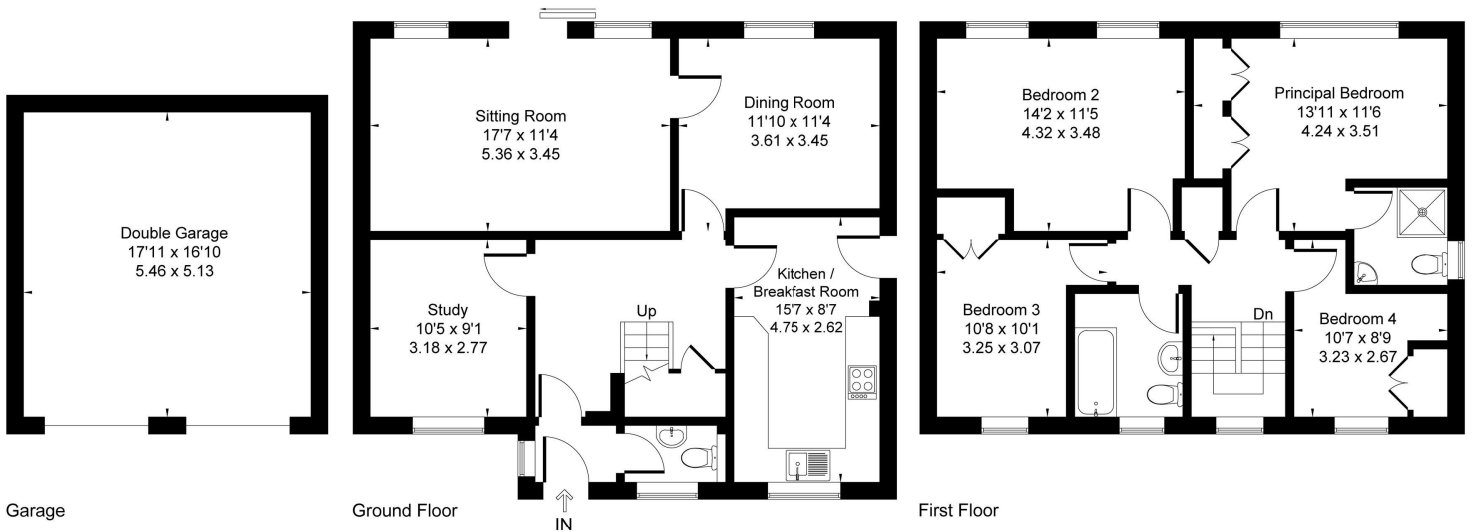


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band:

EPC Rating: D