



Nestled in the hamlet of Mill End and close to the charming village of Sharpenhoe, this exquisite detached house presents a remarkable opportunity for discerning buyers seeking a high-end executive family home. With five spacious reception rooms and five well-appointed bedrooms, this property is designed for both comfort and elegance.

The accommodation is thoughtfully arranged, featuring the aforementioned living areas, a separate kitchen, utility room, a convenient ground floor cloakroom, and an additional shower room. The master suite on the upper floor is a true highlight, boasting a luxurious en-suite bathroom, a dressing room, and a private balcony that offers serene views of the surrounding countryside. Bedroom two also benefits from an en-suite shower room with bedrooms, three, four and five also being a good size with the upper floor accommodation being completed by a family bathroom.

Externally, the property is equally impressive, with an in and out driveway providing ample parking for up to four vehicles, including an electric vehicle charging station. The mature wrap-around garden is beautifully maintained, offering a peaceful retreat with stunning open field views with the bespoke fitted garden room adding to the al fresco living experience.

Conveniently located, the Harlington train station is just a short drive away, making this home ideal for those who require easy access to Central London and beyond. Offered for sale with no onward chain, this stunning family home is a must-see. Internal viewings are highly recommended to fully appreciate the quality and charm this property has to offer.

Reception Hall

Double glazed door to the front aspect. Under floor heating thermostat. Inset ceiling spotlights. Tiled floor with under floor heating.



Cloakroom

Fitted to comprise close couple w/c and pedestal wash hand basin. Tiled floor with under flooring heating. Storage units. Inset ceiling spotlights.

Shower Room

7'6" x 5'10" (2.30m x 1.79m)

Fitted to comprise a close couple w/c, pedestal wash hand basin and shower cubicle. Part tiled walls. Radiator. Double glazed window to the rear aspect.

Lounge

20'2" x 12'0" (6.15m x 3.66m)

A dual aspect room with twin double glazed windows with bespoke fitted shutters to the front aspect and a further double glazed window to the side aspect. Feature fireplace housing wood burner with surround. Radiator. Television point. Fitted carpet. Coved ceiling. Wall light points.



Dining Room

12'6" x 10'10" (3.83m x 3.31m)

Double glazed window with bespoke fitted shutters to the front aspect. Double glazed French doors leading to the conservatory. Double doors leading to the lounge. Radiator. Fitted carpet. Coved ceiling.



Games Room / Recreational Room

16'2" x 18'11" (4.93m x 5.77m)

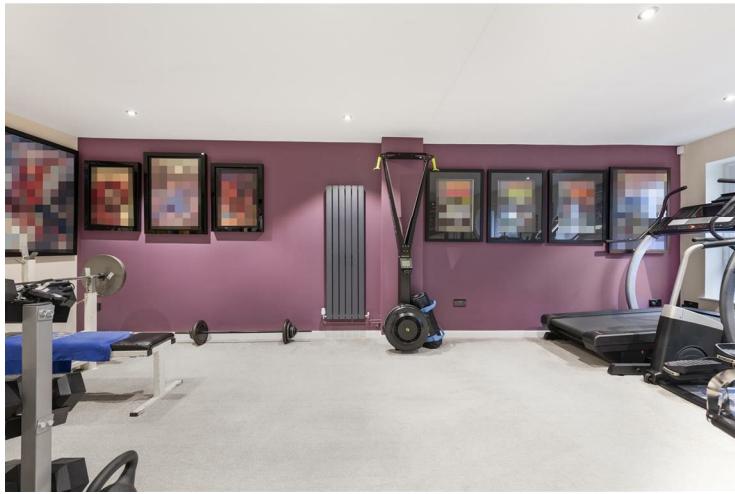
A versatile rear aspect room that is currently being used as a games room but could be used a further living room. Dual aspect room with five double glazed windows to the side and rear aspects. Double glazed door to the rear garden. Radiator. Fitted carpet. Inset ceiling spotlights.



Gym

23'10" x 13'5" (7.28m x 4.11m)

A versatile rear aspect room that is currently being used as a gym but could be used as a further living room. Two double glazed windows to the rear aspect. Double glazed door to the rear garden. Radiator. Fitted carpet. Inset ceiling spotlights.



Kitchen

13'8" x 10'5" (4.18m x 3.19m)

Fitted with a range of wall, drawer and base level units with worksurface over incorporating single drainer sink unit. Integrated oven and electric hob with extractor hood over. Integrated dishwasher. Breakfast bar. Part tiled walls. Laminate wood flooring. Inset ceiling spotlights. Double glazed window to the rear aspect.



Utility Room

9'6" x 7'6" (2.92m x 2.30m)

Fitted with a range of wall, drawer and base level units. Space and plumbing for washing machine and tumble drier. Space for American style fridge. Free standing gas fired boiler. Tiled floor. Double glazed window to the side aspect. Double glazed door to the rear aspect.

Inner Hall

Fitted carpet. Inset ceiling spotlights. Central heating thermostat. Stairs rising to the first floor. Inset ceiling spotlights.

Conservatory

14'0" x 12'1" (4.29m x 3.69m)

Of brick and UPVC construction with double glazed patio doors to the side aspect. Laminate wood flooring. Inset ceiling spotlights.



Landing

Fitted with a Neville Johnson staircase. Double glazed window to the rear aspect. Hatch to loft. Fitted carpet. Airing cupboard housing hot water cylinder.

Master Bedroom

21'0" x 12'0" (6.41m x 3.66m)

Dual aspect with a double glazed window with bespoke fitted shutters to the front aspect and double glazed door to balcony. Dressing area with walk in wardrobe. Radiator. Fitted carpet. Inset ceiling spotlights.



En-Suite Bathroom

12'0" x 8'0" (3.66m x 2.46m)

Tastefully fitted with a four piece suite comprising close couple w/c, wash hand basin set into a vanity unit, panelled bath and shower enclosure. Tiled floor with under floor heating. Heated towel rail. Double glazed window to the rear aspect.



First Floor Balcony

15'11" x 14'4" (4.87m x 4.38m)

A large paved balcony ideal for enjoying summer evenings and countryside views.

Bedroom Two

21'1" x 15'1" (6.43m x 4.60m)

Double glazed window with bespoke fitted shutters to the front aspect. Fitted wardrobes. Radiator. Inset ceiling spotlight.



En-Suite Shower Room

Fitted to comprise close couple w/c, vanity unit with inset wash hand basin. Shower cubicle. Tiled floor with underfloor heating.



Bedroom Three

12'2" x 11'5" (3.71m x 3.50m)

Double glazed window with bespoke fitted shutters to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.



Bedroom Four

12'3" x 11'5" (3.74m x 3.50m)

Double glazed window with bespoke fitted shutters to the front aspect. Radiator. Fitted carpet.



Bedroom Five

8'5" x 8'5" (2.59m x 2.59m)

A dual aspect room with double glazed windows to the side and rear aspects. Radiator. Fitted carpet.

Family Bathroom

8'5" x 6'7" (2.59m x 2.02m)

A four piece suite fitted to comprise close couple w/c, vanity unit with inset wash hand basin, panelled bath and shower cubicle. Part tiled walls. Tiled floor. Heated towel rail. Obscure double glazed window to the rear aspect.



To The Front

The front of property is laid mainly to shingle with an in and out driveway. Boundary fencing and mature bushes.

EV charging point.

Rear Garden

A mature and well kept wrap around rear garden laid mainly to lawn with a paved patio area adjacent to the rear of the property. Flower and shrub borders with further array of mature shrubs and bushes. Boundary fencing. Open countryside views beyond.

Garden Room

18'0" x 11'5" (5.50m x 3.50m)

A fully insulated and sound proofed out door living space which is currently being used as a home cinema but has a number of potential uses. Fitted with blackout blinds, power points and WIFI coverage. Double glazed bi-folding doors and wall light points.



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.)

Viewing

By appointment through Bradshaws.

Note

Services and appliances have not been tested.



GROSS INTERNAL AREA
 GROUND FLOOR: 181 m², 1948 SQ FT, FIRST FLOOR: 188 m², 2023 SQ FT
 TOTAL: 369 m², 3971 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		