



Located in the popular Park Leys development in Harlington. This charming semi-detached house is now available for immediate letting. This modern home boasts two generously sized double bedrooms, making it an ideal choice for couples or small families seeking comfort and space.

Upon entering, you will be greeted by a spacious living room that offers a lovely rear aspect, allowing natural light to flood the space. The fitted kitchen is both practical and stylish, perfect for those who enjoy cooking and entertaining. Additionally, the ground floor features a convenient W/C, enhancing the functionality of the home.

The property also includes a modern shower room, ensuring a refreshing start to your day.

Step outside to discover the enclosed rear garden, a delightful space for relaxation or outdoor activities. Furthermore, the property benefits from parking for vehicles, offering ample convenience for residents and guests alike.

Available immediately, subject to satisfactory referencing.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

Tel: 03301070255 | info@bradshawsestateagents.co.uk | bradshawsestateagents.co.uk

Entrance Hall

Providing access to all ground floor accommodation with a double glazed door and window to the front aspect. Radiator. Fitted carpet. Telephone point. Coved and textured ceiling. Under stair storage cupboard.

W/C

Fitted to comprise a close coupled w/c. Wash hand basin set into vanity unit. Tiled floor. Radiator. Extractor.



First Floor Landing

Providing access to all first floor accommodation with an airing cupboard housing the insulated hot water tank. Fitted carpet. Hatch to the loft.

Bedroom One

14'3 x 9'2 (4.34m x 2.79m)

Was originally set out as two bedrooms when the property was first built but has been converted into a large double bedroom and could be converted back to two bedrooms again quite easily. Twin double glazed windows to the rear aspect. Two radiators. Fitted carpet. Coved and textured ceiling.



Bedroom Two

Twin double glazed windows to the front aspect. Fitted wardrobes and drawers. Radiator. Fitted carpet. Coved and textured ceiling. Inset spot lights to the ceiling.



Kitchen

10'3 x 7'7 (3.12m x 2.31m)

Fitted to comprise a range of wall, drawer and base units with work surface over incorporating a one and half bowl single drainer sink unit. Integrated oven and gas hob with an extractor hood over. Space for a fridge/freezer. Wall mounted gas fired boiler. Space and plumbing for a washing machine. Double glazed window to the front aspect. Wall mounted consumer unit.



Shower Room

A modern shower room fitted to comprise a shower cubicle with shower over. Close coupled w/c. Pedestal wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail. Double glazed window to the side aspect. Inset spot lights to the ceiling.



Living Room

15 x 14'3 (4.57m x 4.34m)

A spacious rear aspect room with a double glazed window to the rear aspect and double glazed french doors leading out onto the rear garden. Feature fire surround with an electric fire. TV and telephone point. Central heating thermostat. Fitted carpet. Coved and textured ceiling.



To The Front

A small and low maintenance garden laid mostly to lawn with a pathway leading to the front door.



Rear Garden

Enclosed and private rear garden with a patio area adjacent to the rear of the property. Steps leading up to the lawn area and garden shed. Boundary fencing and gated pedestrian access. Mature shrubs and bushes.



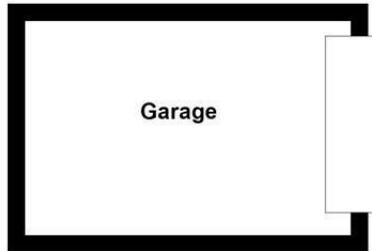
Viewing

By appointment through Bradshaws.

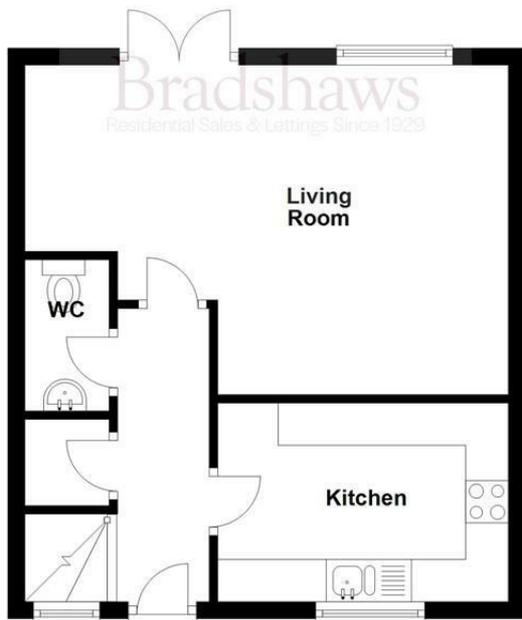
Disclaimer

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.)

Ground Floor



First Floor



Council Tax Band: C

EPC Rating: D