



New to the market with Bradshaws, this delightful three bedroom extended home in a popular residential area of Harlington, an ideal property for the first-time buyer. This end terraced home has been tastefully extended to add additional space for modern family living. Downstairs features underfloor heating throughout the ground floor, fitted kitchen, two receptions rooms and a downstairs bedroom, complete with en-suite. Upstairs features two bedrooms and a family bathroom. Allocated off-road parking available for two cars. Strafford Close is located within walking distance to the mainline train station, offering fast and frequent services to Central London and beyond. Local shops, pubs, schools and cafe a stones throw away.

## Entrance

Tiled storm porch with a replacement opaque double glazed entrance door opening to:

## Entrance Hall

Providing access to all ground floor accommodation with wood laminate flooring. Coved and textured ceiling.



## Study

Double glazed window to the front aspect. TV aerial point, Telephone point. Central heating thermostat. Radiator. Under floor heating.



## Ensuite Bedroom

The multi functional room is currently being used as a bedroom and has the added benefit of an en-suite shower room. Double glazed window to front aspect. Radiator. Wood laminate flooring.



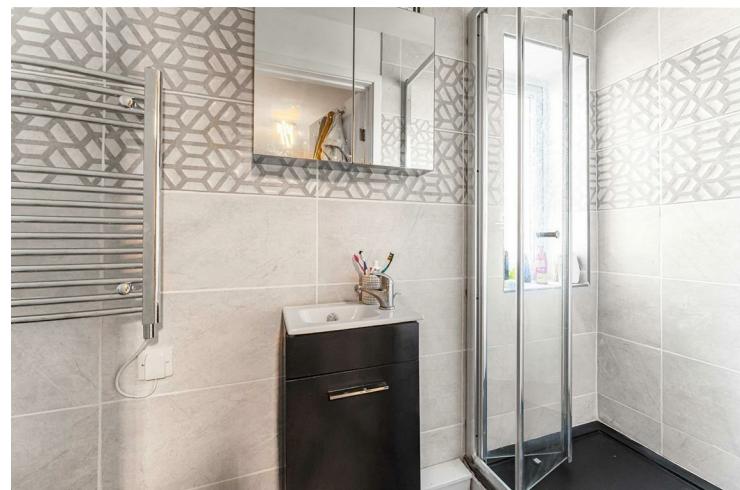
## Refitted Kitchen / Dining Room

Comprising a range of eye, drawer and base level units with rolled edge work surfaces and complementary tiled splash backs. Inset stainless steel single drainer sink unit with mixer tap over. Space for a slot-in cooker. Plumbing and space for a washing machine. Space for a fridge/freezer. Wall-mounted gas fired boiler serving all central heating and hot water requirements. Central heating/hot water control panel. Under stairs storage cupboard. Radiator. Under floor heating. Textured ceiling. Dog-leg stairs rising to the first floor accommodation. Double glazed window to the rear aspect. Part double glazed door opening to the rear garden.



## Shower Room

Fitted to comprise w/c. Wash hand basin set in with vanity unit. Shower enclosure with shower over. Heated towel rail. Tiled flooring and part tiled walls. Double glazed window to rear.



## Living Room / Dining Area

A large room with french doors leading to the rear garden. Double glazed windows to the rear and side aspects. Wood laminate flooring. Radiator. Under floor heating.

## Landing

Providing access to all first floor accommodation. hatch to the insulated roof space. Textured ceiling.

## Bedroom One

Double glazed window to the front aspect. Radiator. Telephone point. Textured ceiling.



## Bedroom Two

Plus a walk-in area of 2'9" x 2'5". Double glazed window to the rear aspect. Airing cupboard housing the insulated hot water tank and slatted shelf. Radiator. Textured ceiling.



## Bathroom

Comprising a three piece suite with a panelled bath with mixer tap/shower attachment over and fully tiled surrounds, W/C. Twin wash hand basins set into a vanity unit. Radiator. Textured ceiling. Double glazed window to the rear aspect.



## To The Front

A small low maintenance area laid to lawn with pathway leading to the front of the property.



## Rear Garden

A larger than average garden currently in need of cultivation with a decked area adjacent to the rear of the property.



## Parking

One allocated parking space to the front with additional off-road parking available for guests.

## NB

Services and appliances have not been tested.

## Viewing

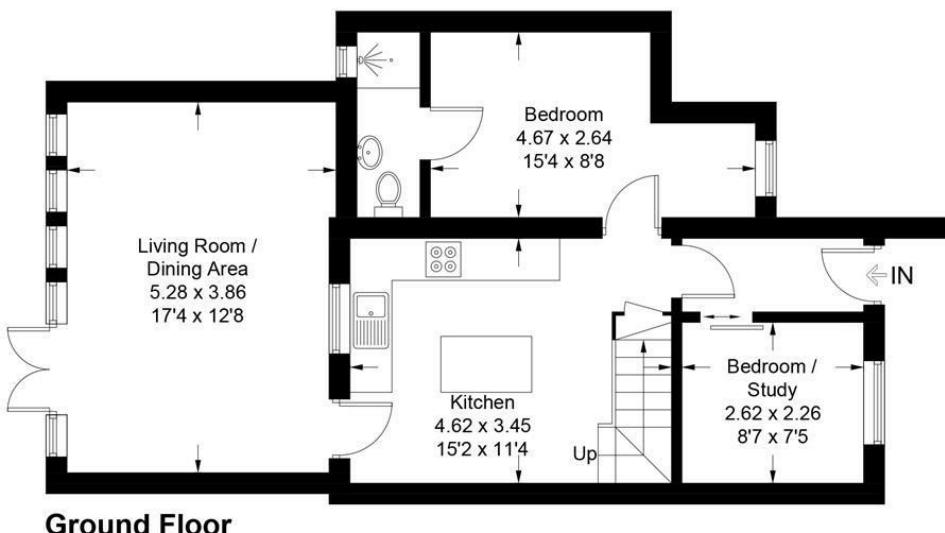
By appointment through Bradshaws.

## Disclaimer

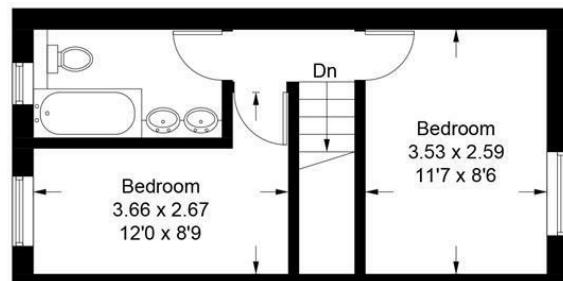
These details have been prepared by Gary Key and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions have 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.)



Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
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