



Bradshaws  
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**Under Offer**



Found in the heart of Harlington, on the sought-after Brian Road, this extended detached family home presents an exceptional opportunity for those seeking spacious and versatile living. Perfectly situated within a charming residential village, this property is ideal for a growing family.

The location is particularly advantageous, with well-regarded local schools and a mainline train station just a short distance away, ensuring that commuting and family needs are well catered for.

This home is not just a property; it is a place where cherished memories can be made. With its blend of space, comfort, and convenience, it is a must-see for anyone looking to settle in this delightful village.

Upon entering, you will be greeted by three generous living areas, providing ample space for relaxation and entertainment. The impressive rear aspect kitchen and breakfast room is a standout feature, offering a delightful space for family meals and gatherings. Additionally, the ground floor boasts a convenient utility room and a shower room, enhancing the practicality of everyday living or for those with multi-generational family living requirements .

The first floor comprises three well-proportioned bedrooms, ensuring comfort for all family members. A family bathroom completes this level, providing essential amenities for daily routines.

The property benefits from an imposing frontage, complemented by a garage and ample parking, making it easy for residents and guests.



### Porch

Double glazed composite door and double glazed window to the front aspect. Tiled floor. Cupboard housing gas meter. Inset spot lights to the ceiling. Sliding double glazed door leading to:

### Entrance Hall

Providing access to all ground floor accommodation with engineered wood flooring. Radiator. Central heating thermostat. Stairs rising to the first floor accommodation. Under stairs cupboard.

### Sitting Room

Double glazed window to the front aspect. Engineered wood flooring. Radiator. Feature open fire place. Decorative coving to the ceiling. French doors leading to the kitchen breakfast room.



### Living Room / Bedroom Four

Accessed via the Kitchen / Breakfast Room this room was originally added to cater as living and bedroom space for an elderly relative which with its proximity to the kitchen / breakfast room and shower room makes it ideal for families requiring multi-generational living facilities. Double glazed window to the side aspect and double glazed french doors leading out to the rear garden. Wood laminate flooring. Radiator. Tv point. Wall light point. Two feature sky lights to the ceiling.

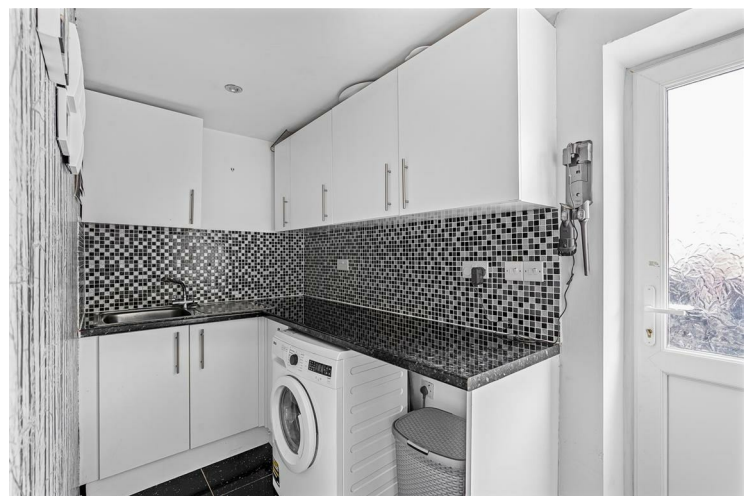
### Kitchen / Breakfast Room

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Integrated appliances to include; Oven, grill and microwave, dishwasher, five ring gas hob and extractor. Space for an American style refrigerator. Heated towel rail. Larder cupboards. Wine store. Inset spot lights to the ceiling. Part tiled walls and fully tiled floor. Sliding patio doors leading to the rear garden. 1 and 1/2 drainer sink unit. Double glazed window to the rear aspect. breakfast bar.



### Utility

Fitted to comprise a range of wall and base unit with work surfaces over. Single drainer sink unit. Space and plumbing for a washing machine. Heated towel rail. Inset spot lights to the ceiling. Door to the garage and a double glazed composite door leading to:



### Conservatory

Of brick, Upvc frame and double glazed sealed unit construction with a tiled floor. Radiator. Wall light points. Under floor heating control panel. French doors leading to the rear garden.



### Shower Room

Fitted to comprise a shower enclosure with rain effect shower over. W/c with concealed cistern, wall mounted wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset spot lights to the ceiling. Extractor.



### Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Hatch to the loft. Fitted carpet.

### Bedroom One

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



### Bedroom Two

Double glazed window to the rear aspect. Built in wardrobes. Radiator. Fitted carpet. Decorative coving to the textured ceiling



### Bedroom Three

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



### Bathroom

Fitted to comprise a 'P' shaped shower bath (with glass screen) with mixer tap and shower over. W/c. Wash hand basin set into a vanity unit. Twin double glazed windows to the side aspect. Heated towel rail. Inset spot lights to the ceiling. Part tiled walls. Airing cupboard (housing the insulated hot water tank).



## 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.)

## To the Front

A large front garden laid mostly to lawn with a variety of mature shrubs, bushes and small tree. Driveway providing off road parking and onward access to the garage.



## Garage

An attached garage with an up and over door to the front. Light and power. Double glazed composite door to the front. Door leading inside the property.

## Rear Garden

Laid mostly to lawn with a paved pathway adjacent to the property and two patio areas. Boundary fencing. Mature shrubs and bushes. Garden gate providing access to the front of the property.



## NB

Services and appliances have not been tested.

## Viewing

By appointment through Bradshaws.

Approximate Gross Internal Area = 150.2 sq m / 1617 sq ft

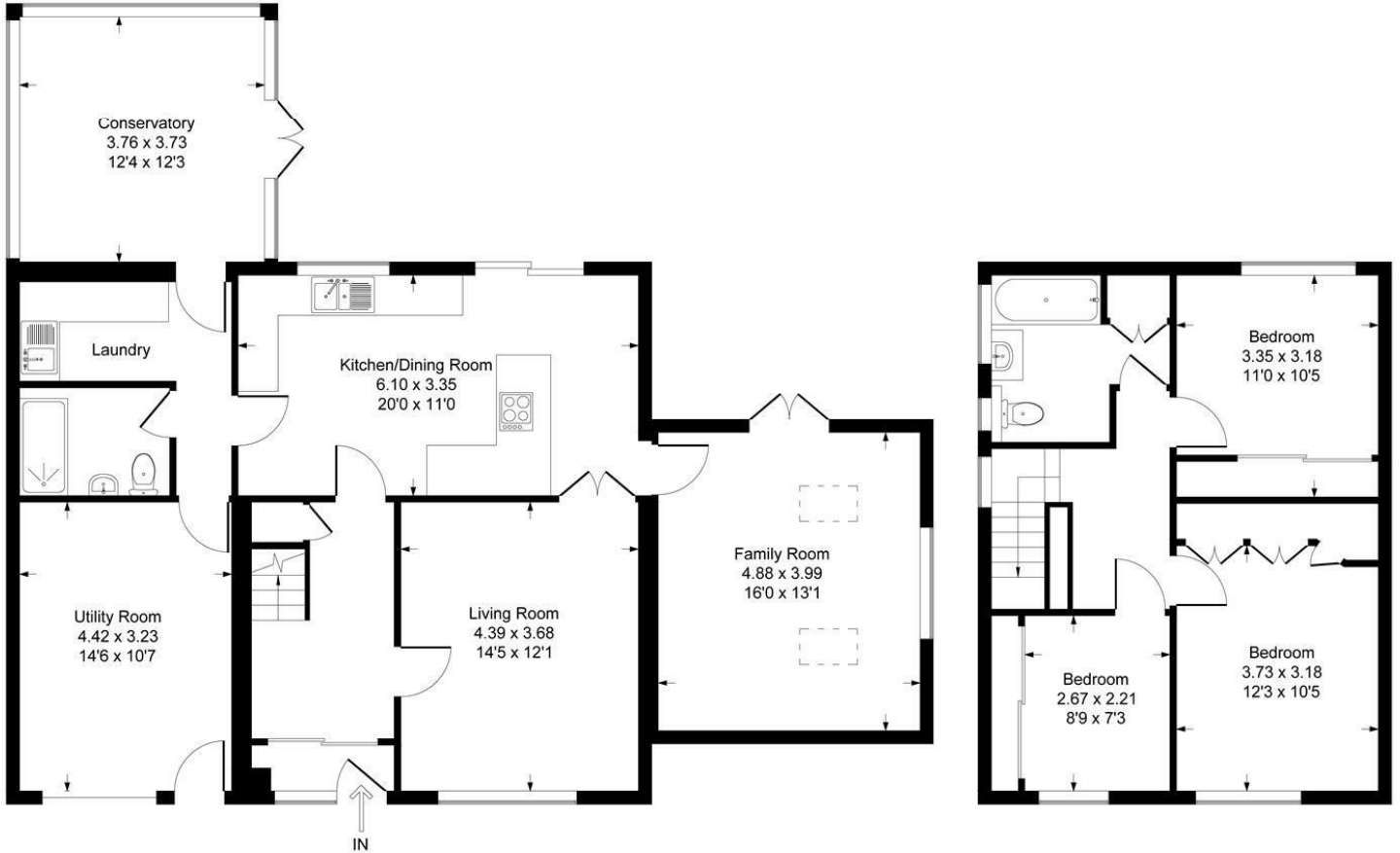


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: E

EPC Rating: D