



Park Leys

Harlington,
Bedfordshire, LU5 6LZ

Offers Over **£300,000**

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This chain-free semi detached home is set within a village cul-de-sac. Ideal for commuters, the property is conveniently located for walking to the mainline rail station (0.2 miles), with trains arriving in St Pancras International within 45 minutes. The ground floor accommodation leads off an entrance hall to include a fitted kitchen, open plan living/dining room with French doors to rear, and cloakroom/WC. Upstairs, there are three bedrooms and a family bathroom. There is an enclosed garden to the rear with adjacent block paved driveway set behind double timber gates. Along with excellent transport links via road and rail (M1 Junction 12 is just 1.8 miles), this sought after village offers a further range of amenities including lower and upper schools and a parade of shops. EPC: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed front entrance door with canopy over. Opaque double glazed led light effect window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Doors to kitchen, living/dining room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback. Radiator. Wood effect flooring. Extractor. Wall mounted storage cupboard.

KITCHEN

Double glazed led light effect window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Wood effect flooring. Serving hatch to living/dining room.

LIVING/DINING ROOM

Double glazed led light effect French doors and window to rear aspect. Radiator. Wood effect flooring. Serving hatch from kitchen.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Two double glazed led light effect windows to front aspect. Radiator.

BEDROOM 2

Double glazed led light effect window to rear aspect. Radiator.

BEDROOM 3

Double glazed led light effect window to rear aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with stepped pathway leading to front entrance door. Shrub border to side of property.

REAR GARDEN

Immediately to the rear of the property is a block paved area with steps leading up through a wide shrub bed to an upper tier with timber garden shed. Enclosed by fencing.

OFF ROAD PARKING

Double gates provide access to block paved driveway. Shrub border. Steps up to rear garden.

Council Tax Band: C.

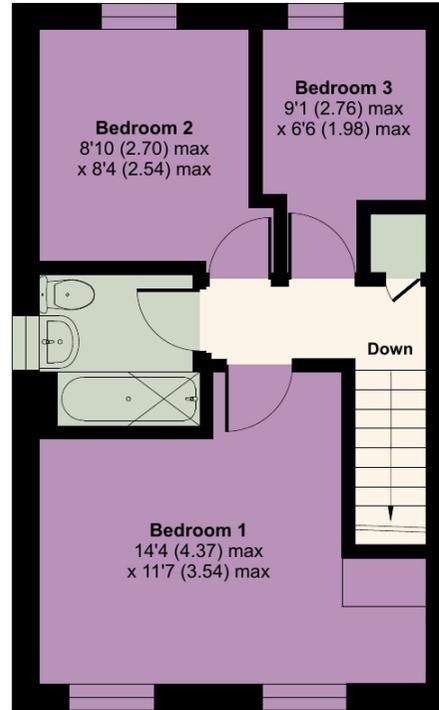


Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		65	76
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Country Properties. REF: 1406758



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Viewing by appointment only

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