



Chance Cottage

Sundon Road, Harlington,
Bedfordshire, LU5 6LR

£325,000

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properties

With the benefit of no upper chain and off road parking to rear, this charming cottage is set within a desirable village. The accommodation includes an open plan living/dining room which is full of character to include exposed ceiling beams, brick chimney breast housing log burning stove, and wood flooring. There is a fitted kitchen complete with butler style sink and a range of integrated appliances (as stated), two double bedrooms and a first floor bathroom. The rear garden is laid to lawn with paved and decked seating areas. Convenient commuter links are available via the mainline rail station (0.3 miles) providing a fast and frequent service to St Pancras International, and M1 (J12): 1.3 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via wooden front entrance door with glazed insert and canopy porch over to:

LIVING/DINING ROOM

Double glazed window to front aspect. Feature exposed brick chimney breast housing log burning stove, with fitted storage cupboards and shelving to sides. Exposed ceiling beams. Radiator. Wall light points. Wood flooring. Stairs to first floor landing. Latched door to:

KITCHEN

Double glazed window and stable style door with opaque double glazed insert to rear aspect. A range of base and wall mounted units with glazed fronted display cabinets and work surface areas incorporating butler style sink with mixer tap. Tiled splashbacks. Space for range style oven with extractor over. Integrated washing machine and fridge/freezer. Cupboard housing gas fired combination boiler. Radiator. Quarry style floor tiling.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Built-in storage cupboard.

BEDROOM 2

Double glazed window to front aspect. Radiator. Feature exposed brick chimney breast.

BATHROOM

Three piece suite comprising: Panelled bath with shower over, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling. Extractor fan. Part wood effect flooring.



OUTSIDE

FRONT GARDEN

Steps up to pathway leading to front entrance door. Laid to slate chippings with inset shrubs.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with steps leading up to lawn with decked seating area beyond. Garden shed. Outside light. Enclosed by mature hedging, brick walling and fencing. Gated right of way access.

OFF ROAD PARKING

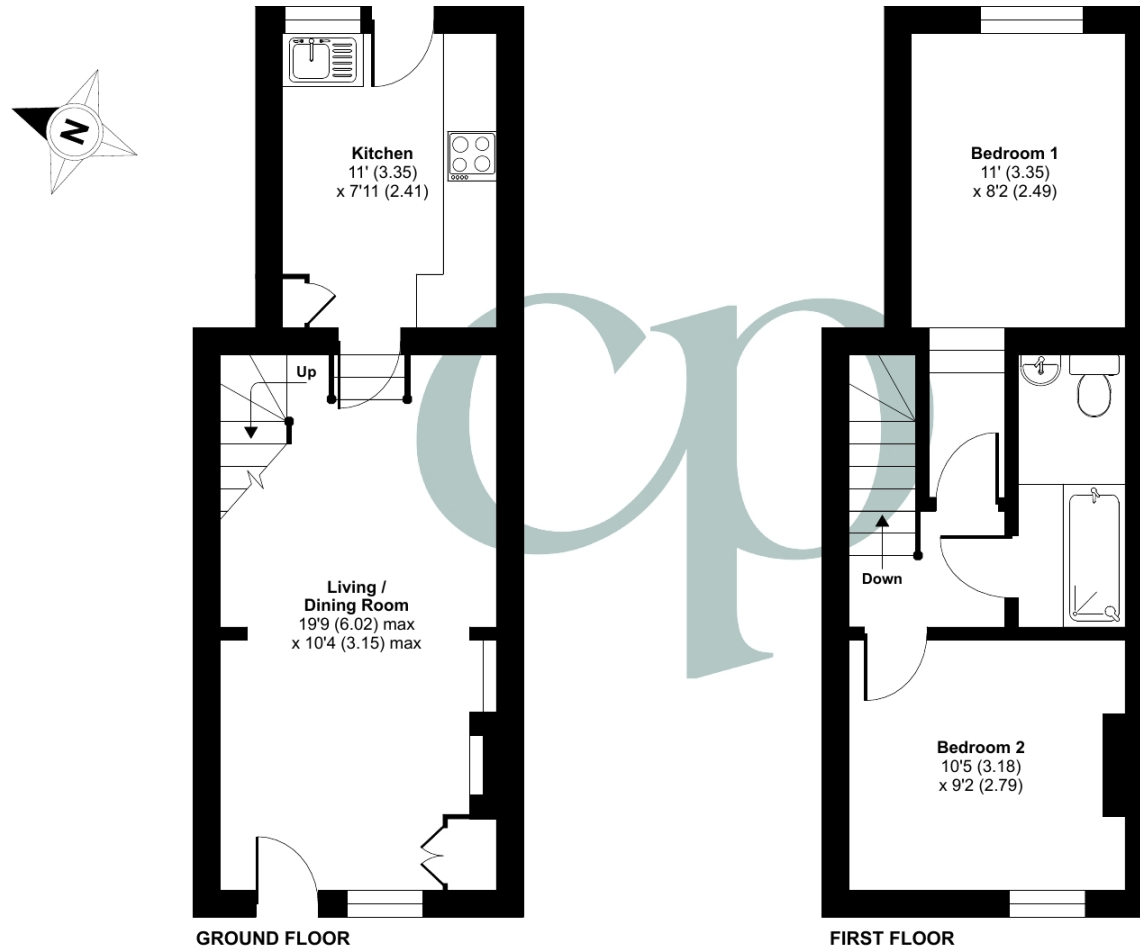
Off road parking for one vehicle at rear of property, access via shared driveway to side of terrace.

Current Council Tax Band: C.



Approximate Area = 604 sq ft / 56.1 sq m

For identification only - Not to scale



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		
England, Scotland & Wales	66	78
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1326539

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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