



# Pilgrims Close

Harlington,  
Bedfordshire, LU5 6LX

Offers Over **£425,000**

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properties

Offered for sale with no upper chain, this extended semi detached home is set at the end of a cul-de-sac within a desirable village. The accommodation includes two receptions (living room to front plus dining room to rear with bi-fold doors to garden), fitted kitchen with integrated appliances (as stated) and utility. There are four bedrooms to the first floor (the principal with en-suite shower room) plus a family bathroom. Parking is provided by the block paved driveway and integral garage (which offers scope to convert to further accommodation if required - Subject to necessary consent). Harlington offers the perfect blend of village life with handy commuter links into the capital via road and rail, the M1(J12) is just 1.6 miles and the mainline station within the village provides a regular service to St Pancras International within 45 mins. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with double glazed fanlight. Radiator. Wood effect flooring. Dado rail. Door to storage cupboard with opaque double glazed window to front aspect. Door to:

### INNER HALL

Doors to kitchen, utility and to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Built-in under stairs storage cupboard. Door to:

### DINING ROOM

Double glazed bi-fold doors to rear aspect. Radiator. Wood effect flooring. Stairs to first floor landing. Open access to:

### KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and ceramic hob with extractor over. Built-in double oven. Integrated dishwasher and fridge/freezer. Part tiled walls. Gas fired boiler. Wood effect flooring.

### UTILITY ROOM

Space and plumbing for washing machine. Floor tiling. Door to garage.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

Double glazed window to front aspect. Radiator. Door to:



## EN-SUITE SHOWER ROOM

(Not in working order). Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin. Radiator.

## BEDROOM 2

Double glazed window to front aspect. Radiator.

## BEDROOM 3

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

## BEDROOM 4

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

## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Part tiled walls. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Gravelled area.

### REAR GARDEN

Immediately to the rear of the property is a block paved patio leading to a further paved area. Part enclosed by fencing.

## GARAGE

Metal up and over door. Power and light. Cold water tap. Door to utility.

## OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

Current Council Tax Band: D.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

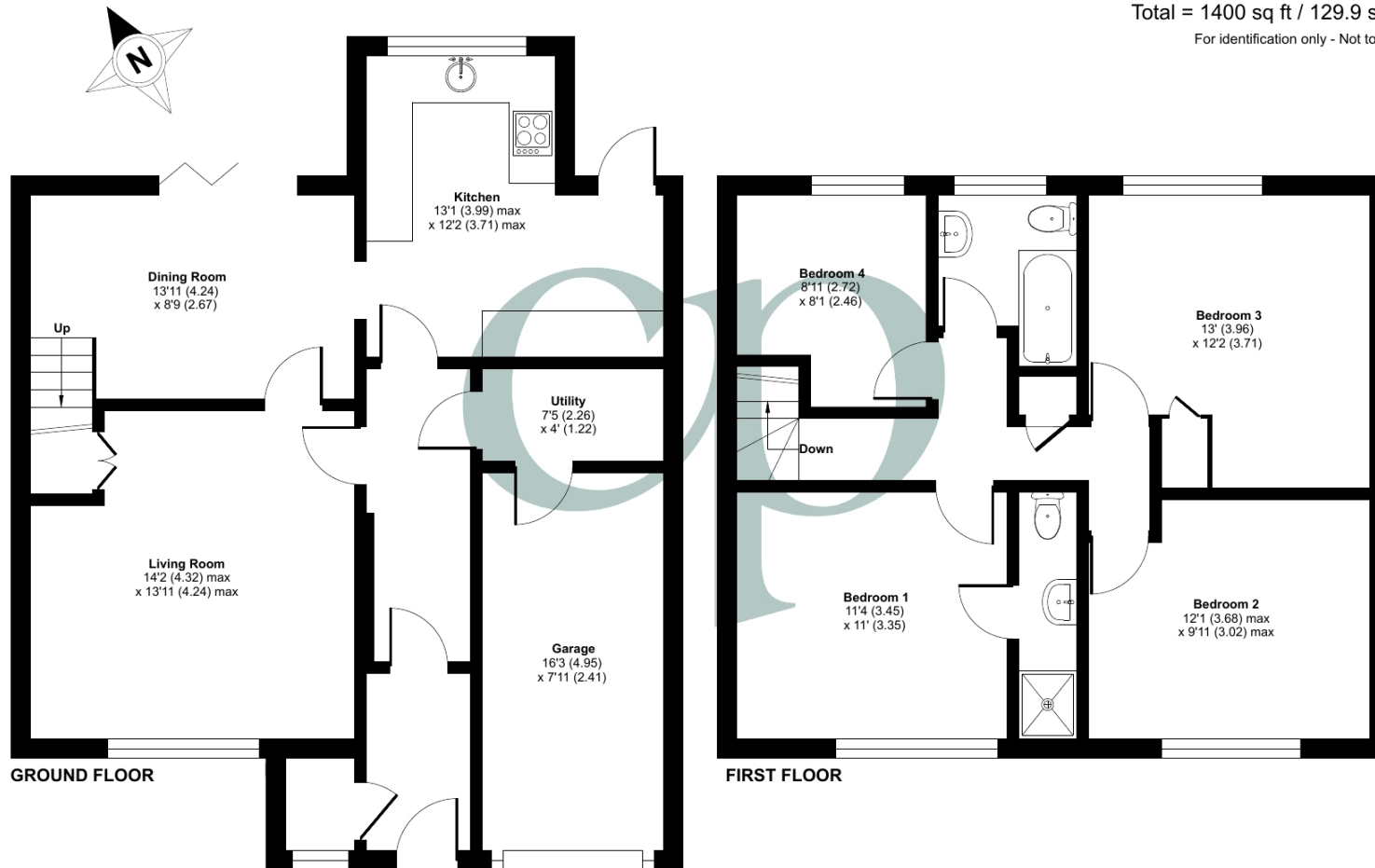


Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1400 sq ft / 129.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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). © ncheom 2024. Produced for Country Properties. REF: 1193886

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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