



# Harlington Road

Sundon,  
Bedfordshire, LU3 3PE  
**£550,000**

country  
properties

This detached chalet-style home is offered for sale with no upper chain and features a versatile layout with two bedrooms on the ground floor (the principal with en-suite shower room) plus a third bedroom on the first floor. There is a generous 22ft (max) living room and fitted kitchen which leads directly into a conservatory, providing an additional space to relax or dine whilst enjoying views of the established rear garden. In addition, there is a ground floor bathroom plus a useful second floor office/storage area, ideal for those working from home or requiring extra space for hobbies. The combination of bedrooms and flexible spaces ensures that the home adapts effortlessly to your lifestyle needs. A driveway and 28ft garage provide convenient off road parking. Handy commuter links are available via mainline rail stations at both Harlington and Legrave, along with M1 (J11A), all in under 3 miles. EPC Rating: E.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via opaque double glazed front entrance door. Wood flooring. Opaque glazed door to:

### ENTRANCE HALL

Radiator. Wood flooring. Doors to two bedrooms and to:

### LIVING ROOM

Two double glazed window to front aspect. Double glazed window to side aspect. Fireplace housing electric fire. Two radiators. Open tread staircase to first floor landing. Door to:

### KITCHEN

Sash window and glazed door to conservatory. A range of base and wall mounted units with work surface areas incorporating sink and drainer. Tiled splashbacks. Space for electric cooker and fridge/freezer. Floor mounted gas fired boiler. Tile effect flooring. Door to utility lobby.

### CONSERVATORY

Of part brick construction with double glazed windows and door to rear garden. Radiator. Power.

### UTILITY LOBBY

Double glazed window to front aspect. Space and plumbing for washing machine. Radiator. Wood flooring. Door to:

### BATHROOM

Opaque glazed window to rear aspect. Three piece suite comprising: Bath, low level WC and wash hand basin. Wall tiling. Wood flooring.

### BEDROOM 1

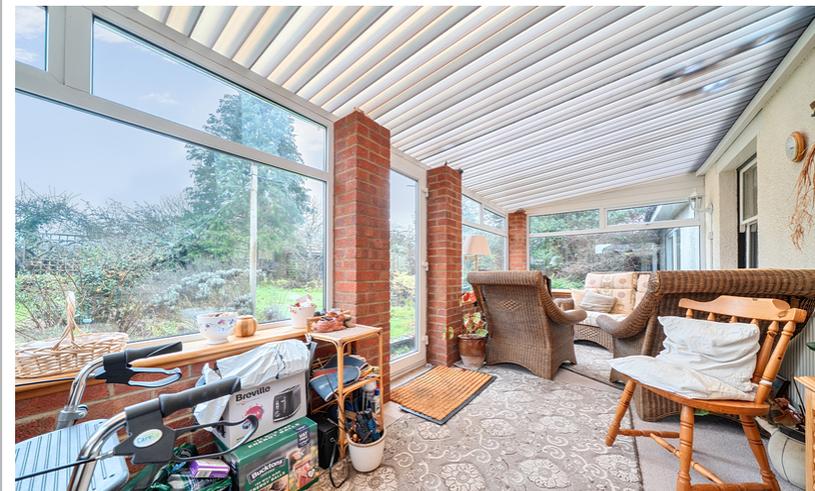
Double glazed window to rear aspect. Radiator. Opaque glazed double doors to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Wood flooring.

### BEDROOM 2

Sash window to rear aspect. Radiator.



## FIRST FLOOR

### LANDING

Double glazed skylight. Built-in storage cupboard. Doors to office/storage and to:

### BEDROOM 3

Four double glazed skylights. Doors to eaves storage.

### OFFICE/STORAGE

Double glazed windows to front and rear aspects. Built-in storage cupboard. Exposed brick chimney breast.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn with a variety of trees and shrubs.

#### REAR GARDEN

Mainly laid to lawn. Paved patio area. Mature trees and shrubs. Feature pond. A range of useful outbuildings including brick-built store with window, power and light, garden shed and greenhouse. Gated side access.

#### GARAGE

Double opening wooden doors. Window to rear aspect. Part glazed door to side aspect, leading to rear garden. Power and light.

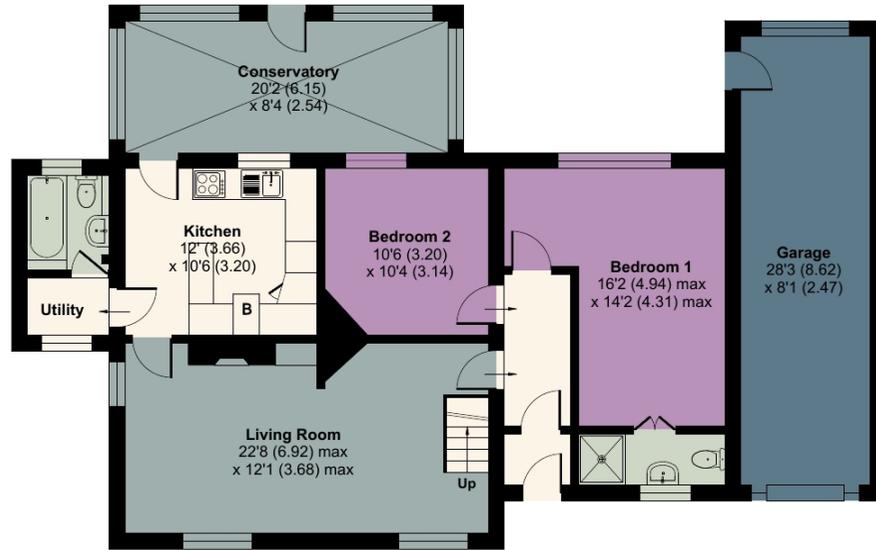
#### OFF ROAD PARKING

Driveway providing off road parking for two vehicles and access to garage.

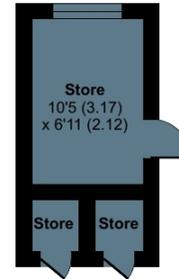
Current Council Tax Band: D(i).



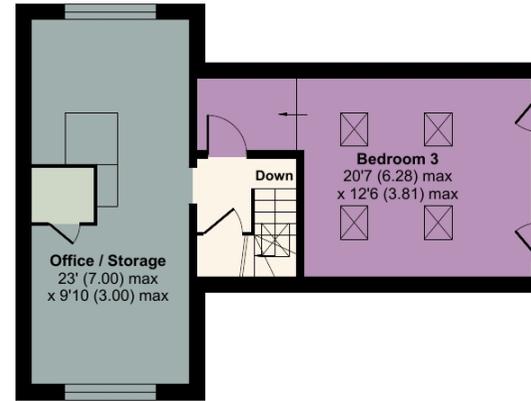
Approximate Area = 1561 sq ft / 145 sq m  
 Garage = 226 sq ft / 20.9 sq m  
 Outbuildings = 97 sq ft / 9 sq m  
 Total = 1884 sq ft / 175 sq m  
 For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	40	
(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). © n̄checom 2026. Produced for Country Properties. REF: 1409441



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## Viewing by appointment only

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