



# Daubeney Close

Harlington,  
Bedfordshire, LU5 6NF  
**£415,000**

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properties



Set within a village cul-de-sac, this semi detached home features a 23'11" open plan living/dining room with feature fireplace and patio door to conservatory, useful study (ideal for working from home), fitted kitchen/breakfast room and cloakroom/WC. There are three bedrooms to the first floor (two having the benefit of fitted wardrobes) and family bathroom. Ample parking is provided via a driveway leading to a 29'4" covered carport and 21'9" tandem garage with useful store at rear. Set within the heart of the village, the property is conveniently positioned for access to the amenities including a parade of shops and upper school (0.1 miles) and lower school and mainline rail station with a direct service to the capital (0.5 miles). EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with decorative leaded light effect double glazed insert. Part opaque glazed door to:

### ENTRANCE HALL

Opaque glazed circular window to side aspect. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to kitchen/breakfast room, study, cloakroom/WC and to:

### LIVING/DINING ROOM

Double glazed window to front aspect. Double glazed sliding patio door to conservatory. Feature fireplace surround housing coal effect gas fire. Radiator.

### CONSERVATORY

Of part brick construction with double glazed windows and door to garden. Radiator. Wood effect flooring. Power.

### KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Double glazed window and part opaque double glazed door to side aspect/carport. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and gas hob with extractor over. Tiled splashbacks. Built-in double oven. Space for dishwasher and refrigerator. Radiator. Wood effect flooring.

### STUDY

Double glazed window to front aspect. Radiator. Wood effect flooring. Wall mounted gas fired boiler. Built-in storage cupboard.

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and tiled splashback. Tile effect flooring.

## FIRST FLOOR

### LANDING

Double glazed window to front aspect. Hatch to loft. Doors to all bedrooms and family bathroom.





## BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted wardrobes and drawers.

## BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted double wardrobe.

## BEDROOM 3

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

## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with electric shower unit over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Tile effect flooring. Built-in airing cupboard.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with shrub borders.

### REAR GARDEN

Block paved patio area leading to lawn. Mature shrubs. Further block paved patio seating area to rear. Garden pond. Enclosed by timber fencing.

### OFF ROAD PARKING

Hardstanding driveway providing off road parking for two vehicles.

## CARPORT

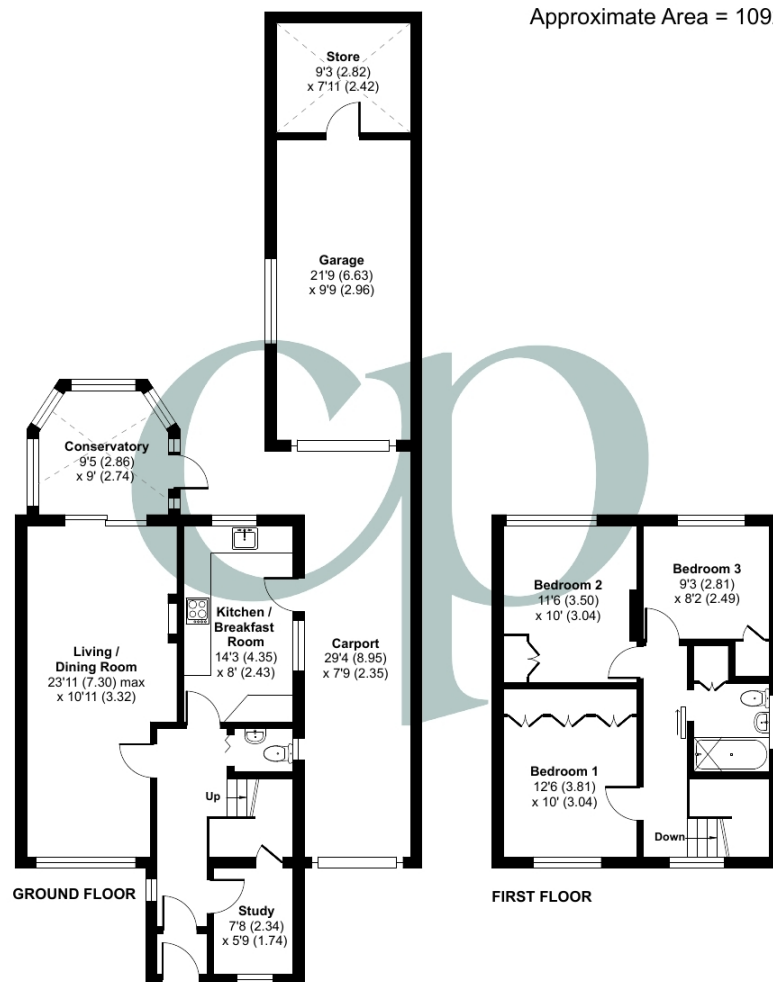
Up and over door. Gated access to rear garden.

## GARAGE

Up and over door. Window to side aspect. Power and light. Door to storage shed at rear.

Current Council Tax Band: D(i).





Approximate Area = 1092 sq ft / 101.4 sq m (excludes carport)

Garage = 293 sq ft / 27.2 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	70
(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). © nchecon 2024. Produced for Country Properties. REF: 1282455

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## Viewing by appointment only

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