



Hillside Close

Harlington,
Bedfordshire, LU5 6FS
Offers Over £650,000

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properties

Set within a private road in the heart of the village, this modern detached family home offers spacious accommodation featuring a fabulous 22ft (max) open plan kitchen/breakfast/family room with bi-fold doors to rear providing the perfect space for the family to gather and entertain. In addition there are two separate receptions, a 16ft living room with feature fireplace plus versatile additional room (dining room/study perhaps?) There is a useful utility which allows laundry to be tucked away, along with a cloakroom/WC. There are four bedrooms to the first floor (the principal with en-suite shower room) plus a family bathroom. The enclosed rear garden wraps around the side of the property leading to the former garage which has been converted to create a home office/gym, whilst off road parking is provided via the block paved driveway to front. Ideal for commuters, the property is conveniently located for walking to the mainline rail station (0.3 miles), with trains arriving in St Pancras International within 45 minutes. EPC Rating: B.



- Cul-de-sac location in the heart of the village
- 22ft (max) kitchen/breakfast/family room with bi-fold doors to rear
- 16ft living room with feature fireplace
- Separate dining room/study
- Utility plus cloakroom/WC
- Four bedrooms (principal with en-suite shower room)
- Family bathroom
- Enclosed rear garden
- Garage converted to home office/gym
- Block paved driveway

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with leaded light effect double glazed inserts, opaque double glazed sidelight and canopy porch over. Radiator. Wood flooring. Stairs to first floor landing with built-in storage cupboard beneath. Recessed spotlighting to ceiling. Opaque glazed double doors to kitchen/breakfast/family room. Further doors to living room, dining room/study and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with mixer tap and tiled splashback. Radiator. Floor tiling. Recessed spotlighting to ceiling. Extractor.

LIVING ROOM

Double glazed window to front aspect. Feature brick fireplace with slate hearth. Radiator.

KITCHEN/BREAKFAST/FAMILY ROOM

Double glazed window and bi-fold doors to rear aspect. A range of base and wall mounted units with wood work surface areas incorporating ceramic sink and drainer with mixer tap, and five ring gas hob with extractor over. Built-in electric double oven. Integrated dishwasher and fridge/freezer. Island unit housing wine cooler and additional storage, with extended wood work surface creating a breakfast bar seating area. Wood flooring. Radiator. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Double glazed window to front aspect. Part double glazed door to side aspect. Base units with wood work surface area incorporating 1½ bowl sink and drainer with mixer tap. Space for washing machine and tumble dryer. Wood flooring. Recessed spotlighting to ceiling.

DINING ROOM/STUDY

Double glazed French doors to rear aspect. Opaque double glazed window to side aspect. Radiator.



FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Radiator. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

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

EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling. Extractor.

OUTSIDE

REAR GARDEN

Paved patio seating area extending around the side of the property. Remainder mainly laid to lawn. Raised shrub borders. Outside light and water tap. Garden shed. Enclosed by timber fencing and mature hedging with gated access to front.

HOME OFFICE/GYM

(Former garage). Entrance door with opaque double glazed insert. Double glazed window. Power and light. Wood effect flooring. Recessed spotlighting to ceiling with hatch to roof space with boarding and ladder.

OFF ROAD PARKING

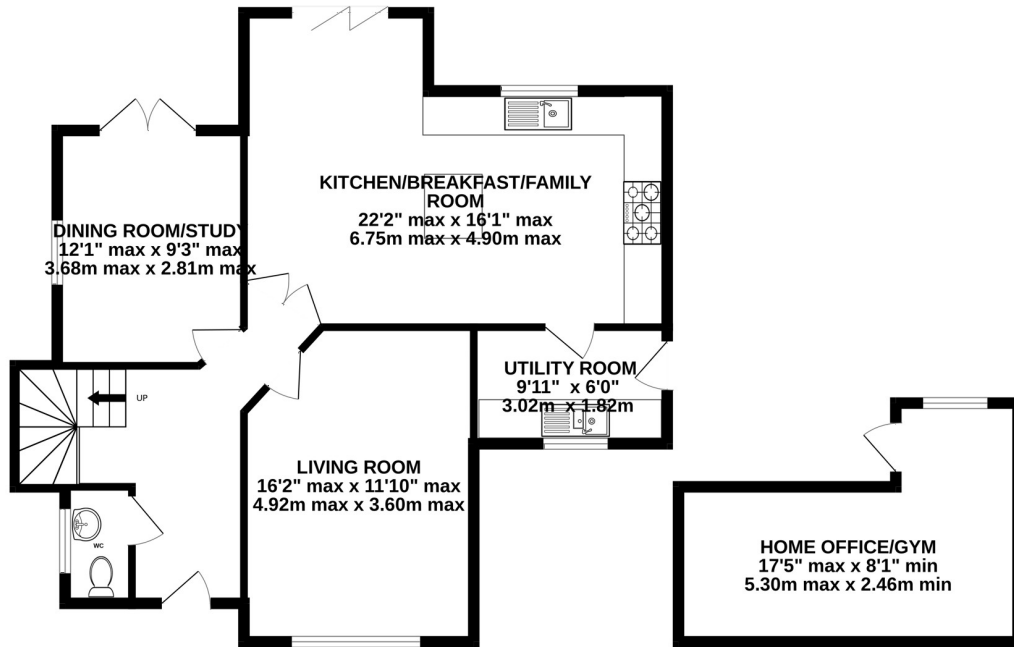
Block paved driveway providing off road parking.

Current Council Tax Band: F.
Estate/Management Charge: £200 per annum (TBC).

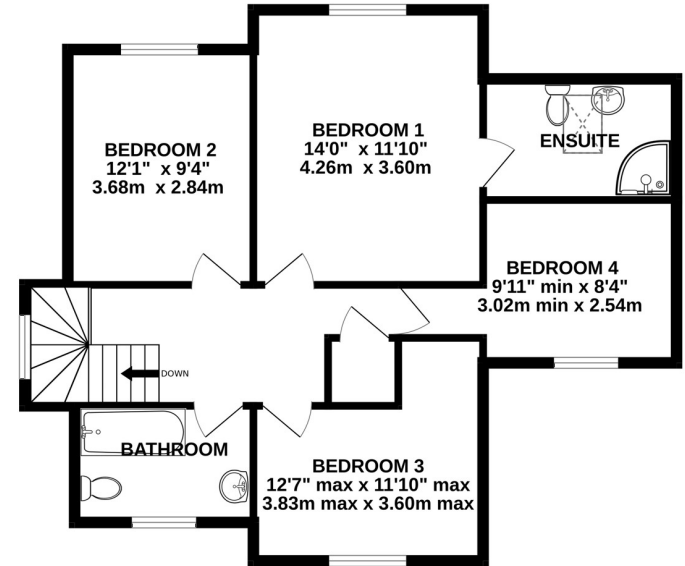




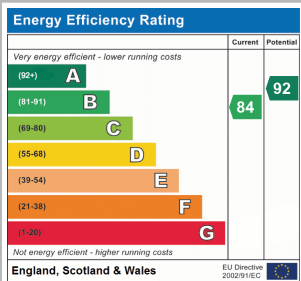
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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