



# Foster Road

Harlington,  
Bedfordshire, LU5 6NW  
£325,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Offered for sale with no upper chain, this semi detached bungalow is pleasantly situated within a village cul-de-sac. Featuring attractive gardens to both front and rear, a garage and block paved driveway, the property offers accommodation including a living/dining room with feature fireplace and patio door to rear, fitted kitchen, two bedrooms (the principal with fitted wardrobes, both also having built-in storage) and a bathroom with corner bath. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via opaque double glazed French doors with sidelight. Opaque double glazed door to:

### ENTRANCE HALL

Opaque double glazed door and sidelight to rear lobby. Radiator. Wood effect flooring. Glazed sliding door to living room. Further door to:

### REAR LOBBY

Double glazed French doors to side aspect leading to rear garden. Double glazed window to rear aspect. Tiled floor.

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating gas hob and 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double electric oven. Space for washing machine and refrigerator.

### LIVING ROOM

Walk-in bay with double glazed windows and French doors to rear garden. Feature brick-built fireplace housing coal effect gas fire, set on tiled hearth. Radiator. Glazed sliding door to:

### INNER HALL

Built-in airing cupboard. Wall mounted gas fired boiler. Hatch to loft. Sliding door to both bedrooms. Further door to bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator. A range of fitted wardrobes and shelving. Built-in storage cupboard.

### BEDROOM 2

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

### BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Corner bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

### OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with flower and shrub borders.



## REAR GARDEN

Steps lead down from the living room patio door to the mainly lawned garden, with further access also available via the rear lobby which leads to a paved and gravelled patio area. A pathway extends alongside the lawn leading to a timber arbour seat. Mature shrub borders. Personal door to garage.

## GARAGE

Up and over door. Window and personal door to rear aspect.

## OFF ROAD PARKING

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

Current Council Tax Band: C.

## 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.

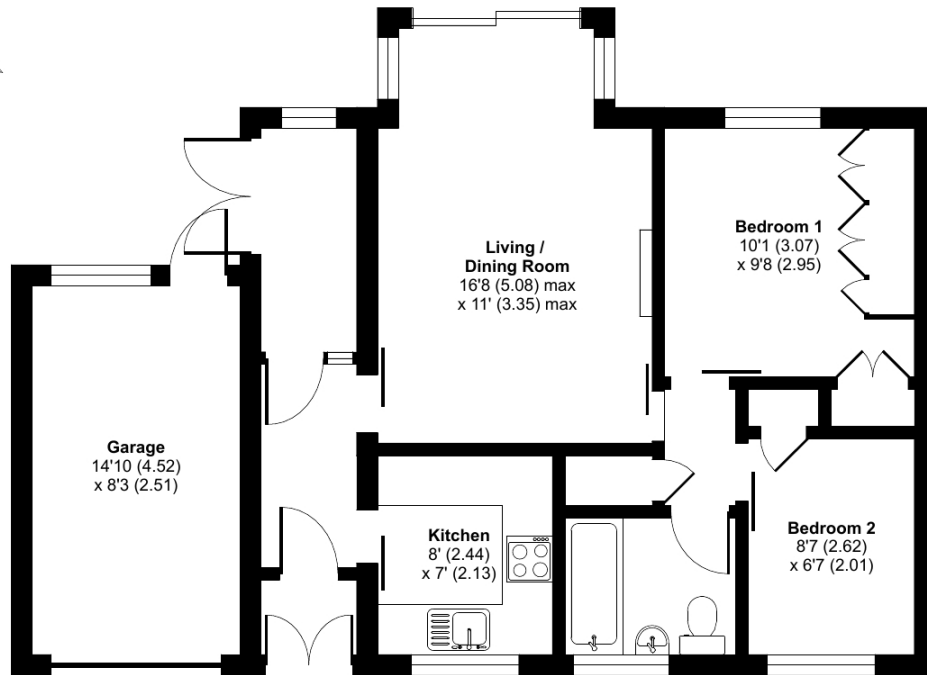


Approximate Area = 585 sq ft / 54.3 sq m

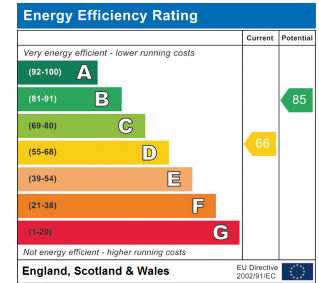
Garage = 124 sq ft / 11.5 sq m

Total = 709 sq ft / 65.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 677576



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

