



Brian Road

Harlington,
Bedfordshire, LU5 6NH
£375,000

country
properties

This chain-free semi detached home is set within a desirable village and features a dual aspect living/dining room with feature fireplace and patio door to rear, fitted kitchen complete with fitted oven and hob plus integrated washing machine, and ground floor cloakroom/WC. There are three bedrooms on the first floor (all with fitted storage) plus a shower room. The enclosed rear garden with large patio seating area also includes a versatile outbuilding, offering potential to use as a home office/studio, or great for storage. This vibrant village offers a range of amenities including lower and upper schools, a parade of shops and mainline rail station with a direct service to St Pancras International. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed leaded light effect inserts. Double glazed window to side aspect. Floor tiling. Radiator. Opaque double glazed door to:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors to kitchen and to:

LIVING ROOM

Dual aspect via double glazed window to front and double glazed sliding patio door to rear. Brick-built fireplace with tiled hearth housing gas coal effect fire, and extending to create a television stand/display area. Two radiators.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap, and gas hob. Built-in electric oven and grill. Integrated washing machine. Floor tiling. Recessed spotlighting to ceiling. Built-in cupboard with power. Opaque double glazed door to:

SIDE LOBBY

Door to front, part double glazed door to rear and opaque double glazed window to side aspect. Radiator. Wooden wall and ceiling cladding. Door to:

CLOAKROOM/WC

Two piece suite comprising: WC and wall mounted wash hand basin. Tiled splashbacks. Radiator. Extractor fan. Floor tiling.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft with pull-down ladder. Built-in airing cupboard. Doors to all bedrooms and shower room.

BEDROOM 1

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

BEDROOM 2

Double glazed window to rear aspect. Radiator. Feature wooden wall cladding. Built-in cupboard. Fitted shelving.



BEDROOM 3

Double glazed window to front aspect. Radiator. Fitted wardrobes, drawers and shelving unit.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower unit, WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor fan.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Block paved pathway leading through gated access to side lobby.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with steps leading down to outbuilding. Remainder mainly laid to lawn with shrub borders. Enclosed by panelled fencing, picket fencing and hedging.

OUTBUILDING

Two windows and door to front aspect. Power and light. Attached store with door to front.

GARAGE

Up and over door. Double glazed window to side aspect. Wall mounted gas fired boiler. Gas and electric meters. Cold water tap.

OFF ROAD PARKING

Hardstanding driveway providing off road parking and access to garage.

Current Council Tax Band: D.



Approximate Area = 1127 sq ft / 104.6 sq m (includes garage)

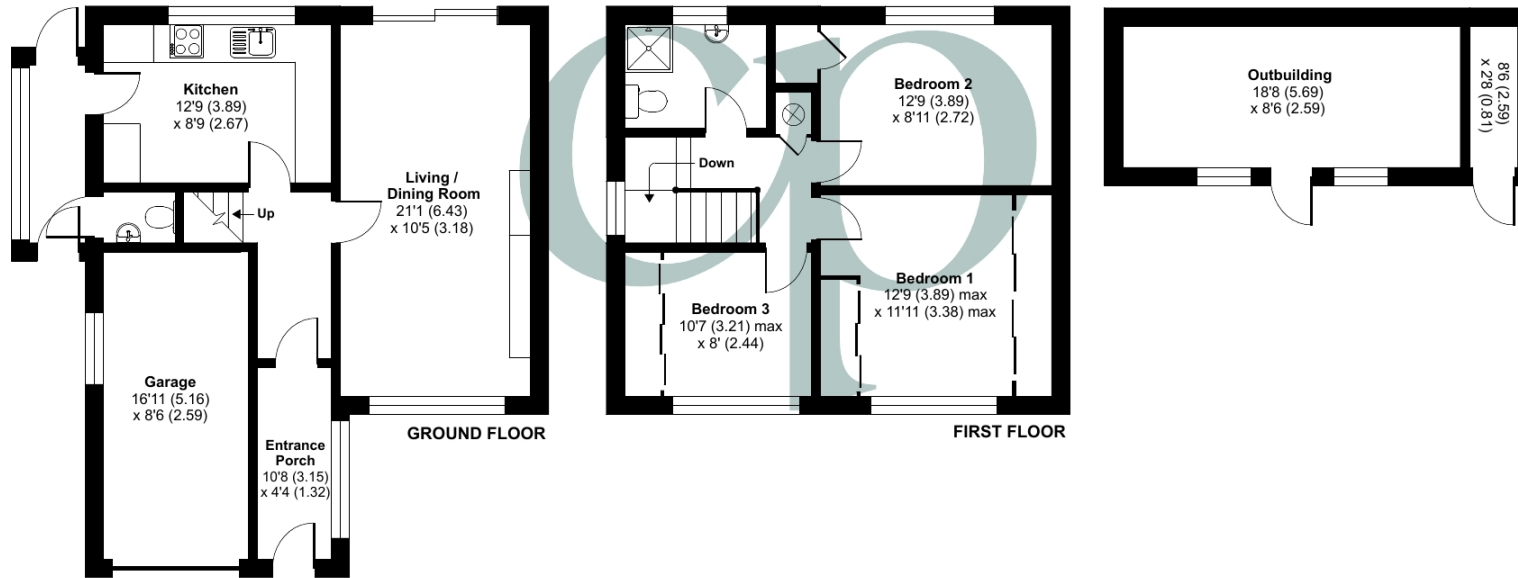
Outbuilding = 170 sq ft / 15.7 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	72
A		
(81-91)		
B		
(69-80)		
C		
(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). © n̄checom 2025. Produced for Country Properties. REF: 1319267

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

country
properties