



Daubeney Close

Harlington,
Bedfordshire, LU5 6NF
£425,000

country
properties

Set within a village cul-de-sac, this link-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

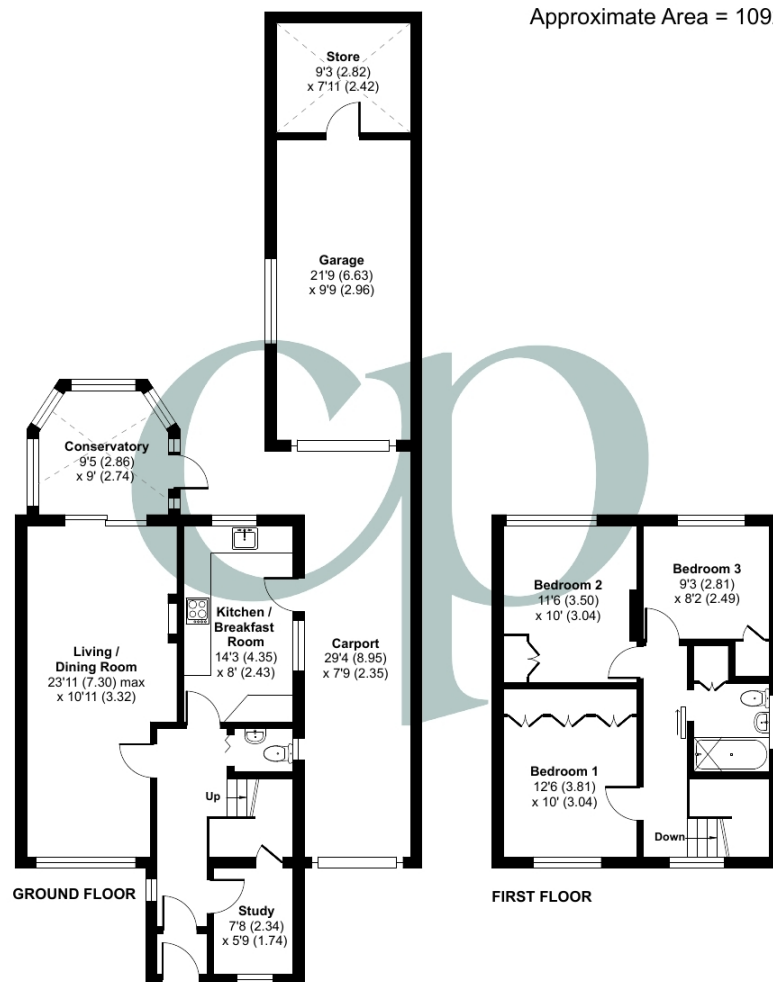
Up and over door. Gated access to rear garden.

GARAGE

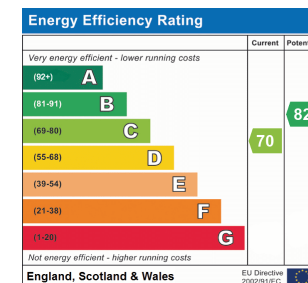
Up and over door. Window to side aspect. Power and light. Door to storage shed at rear.

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



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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