Sundon Road

Harlington,
Bedfordshire, LU5 6LR
Offers Over £270,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated within the sought after village of Harlington, just 0.3 miles from the mainline railway station which provides a direct service to London St Pancras, this charming character cottage features an open plan living/dining room with log burning stove and exposed ceiling beams. The fitted kitchen benefits from built-in appliances (as stated) whilst there are two double bedrooms and a bathroom on the first floor. There is an established garden to the rear, beyond which is off road parking. EPC Rating D.

GROUND FLOOR

ENTRANCE

Via timber front entrance door with glazed insert to:

LIVING/DINING ROOM

Georgian style window to front aspect. Feature exposed brick fireplace housing log burning stove. Two radiators. Exposed ceiling beams. Fitted cupboard. Stairs to first floor landing. Timber latched door to:

KITCHEN

Georgian style window to rear aspect. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap. Tiled splashbacks. Space for range style oven with extractor over. Integrated washing machine and fridge/freezer. Quarry style floor tiling. Cupboard housing gas fired boiler. Radiator. Part glazed stable style door to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space. Doors to both bedrooms and bathroom.

BEDROOM 1

Georgian style window to rear aspect. Radiator. Built-in storage cupboard.

BEDROOM 2

Georgian style window to front aspect. Feature exposed brick chimney breast. Radiator.

BATHROOM

Three piece suite comprising: Panelled bath with shower over, pedestal wash hand basin and close coupled WC. Part tiled walls. Chrome effect heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Steps and pathway leading to entrance door. Laid to decorative chippings.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with steps leading up to the lawned garden. A variety of plants and shrubs. Raised decked area to rear. Garden shed. Right of way access.

OFF ROAD PARKING

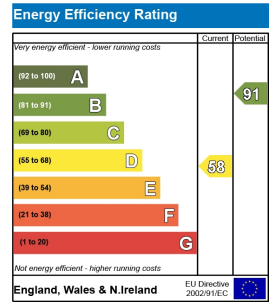
Shared driveway to side leading to off road parking for one vehicle.

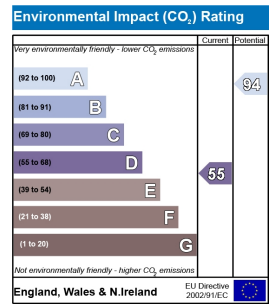
Current Council Tax Band: C.

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 drivers 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 = 608 sq ft / 56.5 sq m
Outbuilding = 45 sq ft / 4.2 sq m
Total = 653 sq ft / 60.7 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 632562

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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

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