



# Glebe Gardens

Harlington,  
Bedfordshire, LU5 6PE  
**£275,000**

country  
properties

This three bedroom terraced home is set within a sought after village (having the benefit of a rail station providing a direct service to St Pancras International). Upon entering the property, you are greeted by a fitted kitchen and open plan dining room, connected via a peninsula breakfast bar. The living room features a wall of glazing including patio door to garden, enhancing the natural light and seamlessly connecting indoor and outdoor living. A handy ground floor cloakroom/WC plus modern first floor bathroom add to the functionality of the home. In addition, there is a garage in nearby block. EPC: C.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed inserts. Radiator. Wood effect flooring. Open access to kitchen and dining room. Door to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Low level WC and wall mounted wash hand basin. Floor tiling.

### KITCHEN

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

### DINING ROOM

Fitted breakfast bar. Radiator. Wood effect flooring. Space for fridge/freezer. Built-in cupboards. Open access to:

### LIVING ROOM

Double glazed sliding patio door to rear aspect. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobes. Two radiators.

### BEDROOM 2

Double glazed window to front aspect. Radiator.



## BEDROOM 3

Double glazed window to front aspect.  
Radiator.

## FAMILY BATHROOM

Skylight. Three piece suite comprising:  
Spa bath with mixer tap and shower  
over, close coupled WC and wash hand  
basin with mixer tap and storage  
beneath. Wall and floor tiling. Heated  
towel rail. Recessed spotlighting to  
ceiling.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with pathway leading to  
front entrance door.

### REAR GARDEN

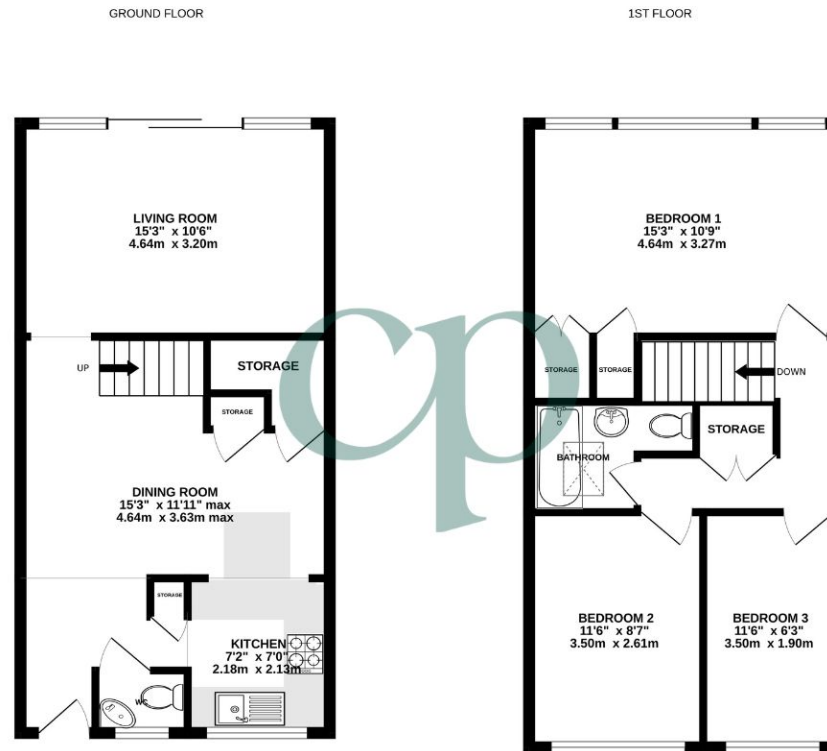
Immediately to the rear of the property  
is a block paved patio seating area, with  
pathway extending alongside the  
lawned garden. Enclosed by timber  
fencing and brick walling with gated  
rear access.

### GARAGE

Garage in block.

Council Tax Band: C.  
Tenure: Freehold.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix iC506

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 74      | 88        |
| A                                           |         |           |
| (81-91)                                     |         |           |
| B                                           |         |           |
| (69-80)                                     | 74      | 88        |
| C                                           |         |           |
| (55-68)                                     |         |           |
| D                                           | 74      | 88        |
| (39-54)                                     |         |           |
| E                                           |         |           |
| (21-38)                                     | 74      | 88        |
| F                                           |         |           |
| (1-20)                                      | 74      | 88        |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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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