



HARLINGTON CHASE



McCann

HOMES

*Building with care.*

WELCOME TO...

# Harlington Chase

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McCann Homes are delighted to present Harlington Chase, a collection of detached and semi-detached 3-bedroom homes in the village of Harlington. These family homes are designed for modern living in this sought-after village location, with excellent transport links to London and Milton Keynes.







# A Bright Future for Families

For homebuyers with young families, Harlington Chase is ideally situated.

Nearby Harlington Lower School is rated 'Outstanding' by Ofsted, while Harlington Upper is rated as 'Good'. Harlington Village also has its own pre-school.

# Room to Explore

Surrounded by the beautiful Bedfordshire countryside, you'll be spoiled for choice in your downtime. Take a drive to the charming market towns of Ampthill, Woburn & Hitchin. For a more modern shopping & leisure experience, Milton Keynes is only 16 miles away, so you can quickly reach and explore everything this vibrant city has to offer.







# The Aintree

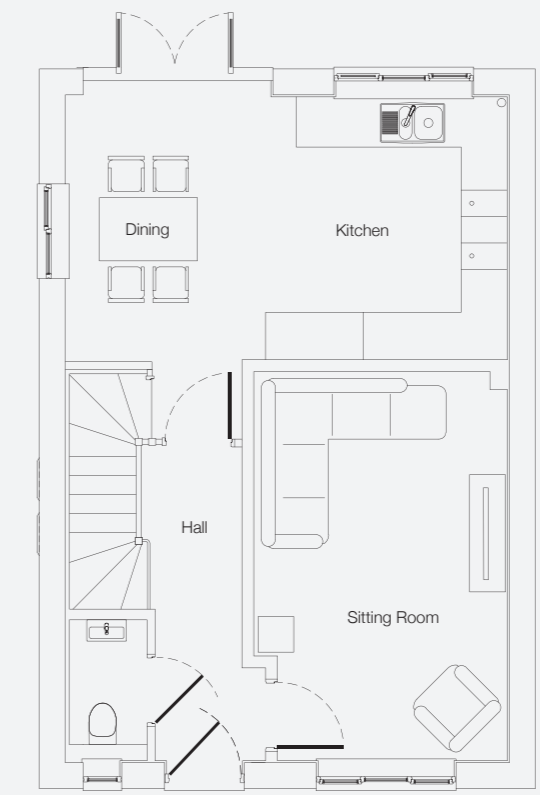
A three-bedroom detached home.

Plots 1 & 8

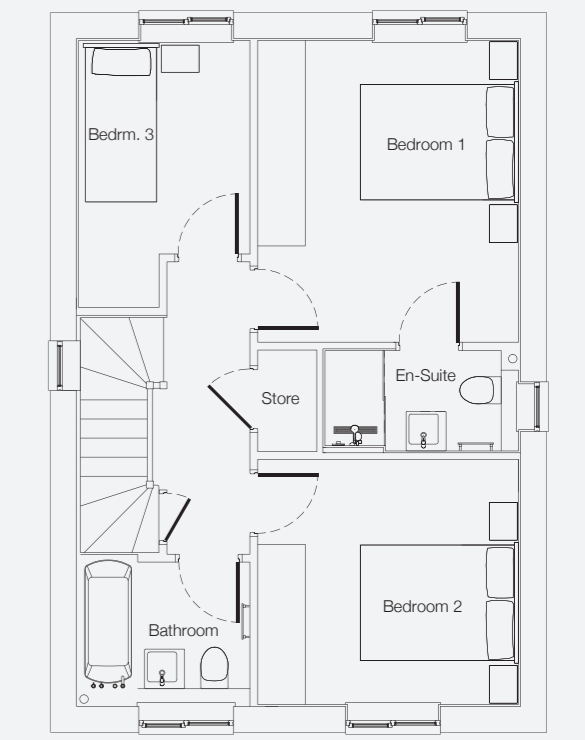
Plot 1 - single garage  
Plot 8 - two off-road parking spaces

1,005 Internal sq. ft. (94m<sup>2</sup> of accommodation)

GROUND FLOOR



FIRST FLOOR



**SITTING ROOM:** 4.9m x 3.2m (16' x 10' 5")  
**KITCHEN DINER:** 5.6m x 3.3m (18' 4" x 10' 9")

**BEDROOM 1:** 3.8m x 3.3m (12' 5" x 10' 9")  
**BEDROOM 2:** 3.3m x 3.1m (10' 9" x 10' 2")  
**BEDROOM 3:** 3.4m x 2.2m (11' 1" x 7' 2")





# The Cheltenham

A three-bedroom semi-detached home with two off-road parking spaces.

Plot 7

999 Internal sq. ft. (93m<sup>2</sup> of accommodation)

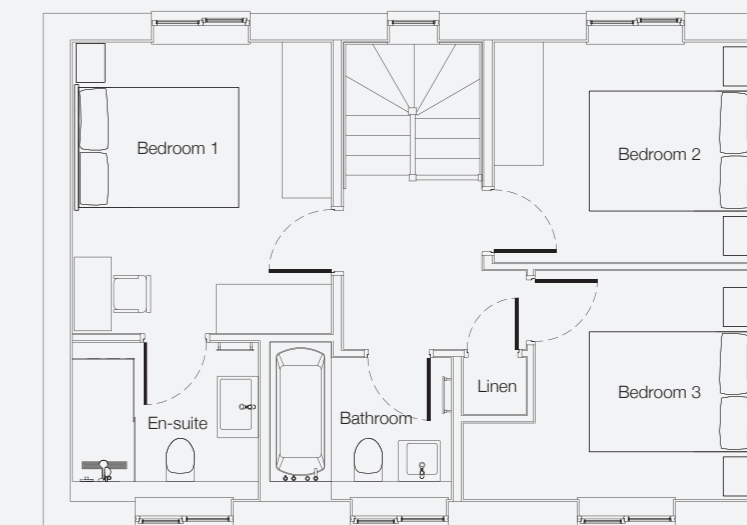
## GROUND FLOOR



**SITTING ROOM:** 6.0m x 3.2m (19' 8" x 10' 5")

**KITCHEN DINER:** 6.0m x 2.6m (19' 8" x 8' 6")  
widening in dining to 3.2m (10' 5")

## FIRST FLOOR



**BEDROOM 1:** 3.8m x 3.2m (12' 5" x 10' 5")

**BEDROOM 2:** 3.2m x 2.7m (10' 5" x 8' 10")

**BEDROOM 3:** 3.6m x 2.8m (11' 9" x 9' 2")





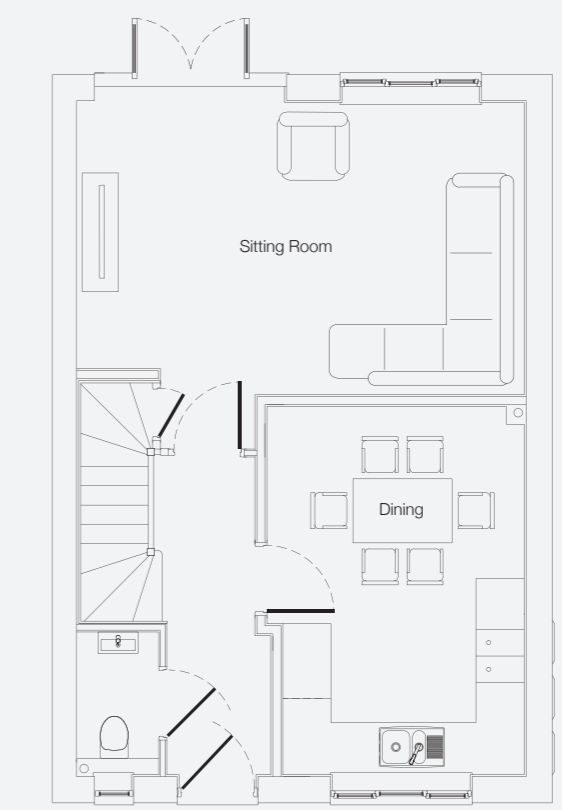
# The Huntingdon

A three-bedroom semi-detached home with two off-road parking spaces.

Plots 2, 3, 4, 5, 6, 9 & 10

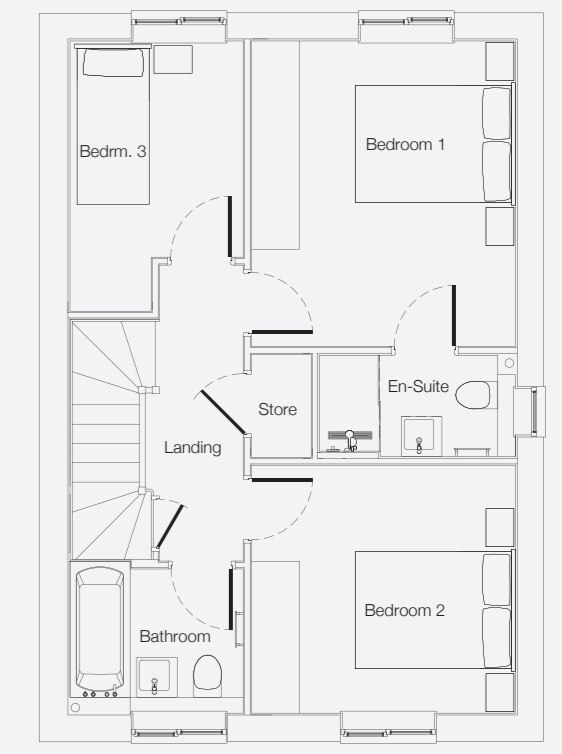
1,005 Internal sq. ft. (94m<sup>2</sup> of accommodation)

GROUND FLOOR



**SITTING ROOM:** 5.6m x 3.7m (18' 4" x 12' 1")  
**KITCHEN DINER:** 4.6m x 3.2m (15' 1" x 10' 5")

FIRST FLOOR



**BEDROOM 1:** 3.8m x 3.3m (12' 5" x 10' 9")  
**BEDROOM 2:** 3.3m x 3m (10' 9" x 9' 10")  
**BEDROOM 3:** 3.4m x 2.2m (11' 1" x 7' 2")





## Specifications

### Warranty

- 10-year AHCI warranty
- 6-month post-completion customer care visit

### Kitchen

- A choice from our range of fitted contemporary shaker style kitchen units
- A choice from our range of selected stone worktops
- A range of Bosch integrated appliances to include
  - oven
  - combination microwave/oven
  - gas hob & extractor
  - dishwasher
  - fridge freezer
- Space for washing machine
- A choice from our range of porcelain tiled floors

### Bathrooms and Ensuites

- A range of modern white sanitary ware to include
  - back to the wall pans with concealed cisterns
  - Hansgrohe taps & brassware
  - wall-hung sinks
  - waterfall-style shower heads to master ensuites

### Tiling

- Porcelain & ceramic tiled floors to kitchen/diner & cloakroom
- Porcelain & ceramic tiled floors to bathrooms & ensuites
- Porcelain & ceramic half tiling to walls of bathrooms & ensuites

### Heating

- Underfloor heating on ground floor with individual digital thermostats
- Radiators to first floor with thermostatically controlled radiator valves
- Energy-efficient boiler

### Electrics

- Cat6/Data Points to sitting room & all bedrooms
- HDMI cables to sitting room
- LED downlighters to entrance hall, kitchen, cloakroom
- LED downlighters to all wet areas
- Pendant lighting to remaining rooms/areas
- House pre-wired for alarm

### Finishes

- Contemporary veneered oak internal doors
- Oak-finished staircase
- UPVC double-glazed windows
- French doors to rear garden
- Contemporary outside lighting
- Outside electric point
- Outside tap
- Paved patio area
- Block-paved driveway

### Efficiency

- High levels of insulation
- Low-energy lighting
- +90% efficient boiler

### Extras

- Chrome switches
- House alarm
- Washing machine
- Additional tiling
- Carpets & laminate flooring
- Turf to rear garden
- Additional paving to rear garden

## The Process

### Reservation

- To reserve the property we will require a reservation fee of £1,000 subject to the following criteria being met:
  - we will qualify your financial ability to raise the finance required to purchase the property.
  - if your purchase is subject to the sale of a property we will require confirmation from the selling agent to verify your chain detail.
  - once your solicitor has received the draft contracts we expect contracts to be exchanged in 4 weeks.
  - upon exchange of contracts 10% of the sale price will be payable.
  - the balance of the purchase price will be payable on legal completion.

### Customer Care

- We will carry out a detailed pre-completion inspection prior to handover.
- The handover procedure will be carried out on completion day. We will supply you with all guarantees & instruction information as required.
- We will conduct a full demonstration tour of the property & cover off any questions you have.
- We will have a 6-month post-completion follow-up meeting to look at & discuss any matters that may require our attention.

### Subject to Contract

All particulars in this document, including the illustrations of the units, amenity areas and furniture within, are for guidance only, as it may have been necessary to introduce some alterations to these or their specification since publication. All room sizes are approximate and customers should confirm before purchase. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.





## Living Room to London in under an hour...

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Harlington Chase is perfectly placed in the heart of the Bedfordshire countryside. For those with a daily commute, Harlington's impressive transport connections make it an ideal location.

For motorists, Junction 12 of the M1 is just minutes away. Rail travel is equally convenient, with a link to London St Pancras available within walking distance of Harlington Chase. London Luton is the closest airport at only 11 miles away.

## Site Plan







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