



Westoning Road

Harlington,
Bedfordshire, LU5 6PD
£525,000

country
properties

A credit to the owner, this semi detached home has been extended and much improved to create a stylish family home. The accommodation features a fabulous, open plan kitchen/dining/family room, the perfect space for the family to gather, relax and entertain. This impressive area has access to the wrap-around gardens at both the front via French doors and rear via slide and stack doors seamlessly blending the interior and exterior. In addition there is a cosy living room with open fireplace, useful utility and cloakroom/WC. There are four bedrooms to the first floor, the principal with en-suite wet room, plus a four piece family bathroom with free-standing roll top bath and separate shower cubicle. The property is conveniently located within 0.4 miles of the mainline rail station which provides a direct service to St Pancras International, and just 0.1 miles and 0.3 miles respectively from the village lower and senior schools. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via entrance door with opaque glazed insert. Stairs to first floor landing. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Doors to living room, kitchen/dining/family room and to:

CLOAKROOM/WC

WC. Wall mounted wash hand basin with mixer tap and tiled splashback. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed bow window to front aspect. Feature brick-built open fireplace. Two vertical column style radiators. Wood effect flooring.

KITCHEN/DINING/FAMILY ROOM

Dual aspect via double glazed French doors to front and double glazed slide and stack doors to rear. A range of base and wall mounted units with work surface areas. Island unit housing butler style sink with mixer tap and additional storage beneath. Space for American style fridge/freezer and range style oven (with extractor over). Wall tiling. Vertical column style radiator. Part wood panelled ceiling. Built-in under stairs storage cupboard. Wood effect flooring. Feature sliding door to:

UTILITY ROOM

Double glazed window to rear aspect. Base units with work surface area incorporating butler style sink with mixer tap. Space for washing machine and tumble dryer. Wall tiling. Cupboard housing gas fired combination boiler. Vertical column style radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Roof light tunnel. Hatch to loft area with ladder, skylight, power and light. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Feature panelled wall. Radiator. Recessed spotlighting to ceiling. Open storage area. Feature sliding door to:

EN-SUITE WET ROOM

Opaque double glazed window to rear aspect. Shower area with wall mounted shower unit. WC. Wash hand basin with mixer tap and storage beneath. Wall tiling. Recessed spotlighting to ceiling. Heated towel rail.

BEDROOM 2

Double glazed window to front aspect. Feature fireplace. Radiator.



BEDROOM 3

Double glazed window to front aspect. Radiator. Feature wood panelled wall.

BEDROOM 4

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

FAMILY BATHROOM

Opaque double glazed window to side aspect. Shower cubicle. Free-standing roll top 'boat' bath with mixer tap/shower attachment. WC. Wash hand basin with mixer tap and storage beneath. Traditional style column radiator/towel rail. Wall tiling. Wood effect flooring. Extractor fan.

OUTSIDE

FRONT/SIDE GARDEN

Circular paved patio area surrounded by lawn. Mature tree and shrub borders. Enclosed by hedging. Steps leading up to pathway to entrance door.

REAR GARDEN

Easterly aspect. Two paved patio seating areas. Mainly laid to lawn. Raised shrub beds. Garden shed. Enclosed by timber fencing with gated side access.

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 driving 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.

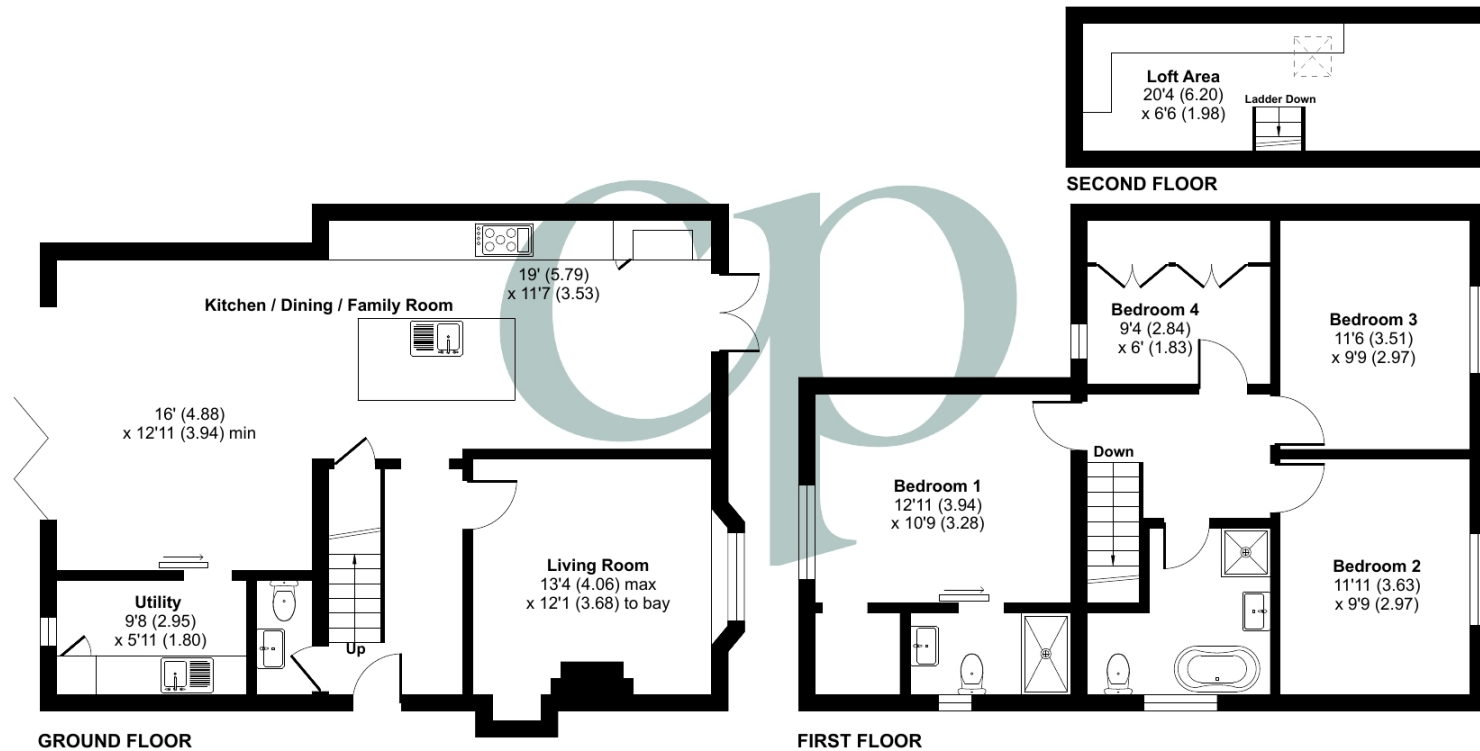
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1601 sq ft / 148.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		71	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1129801

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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