



# Westoning Road

Harlington,  
Bedfordshire, LU5 6PD  
£980,000

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE



Set on a generous corner plot of approx. 0.37 acres, this detached family residence has an emphasis on sustainability, with the current owners having invested in solar panels and air source heat pump to efficiently supply renewable energy to the home. Offering great versatility in layout, the property benefits from five bedrooms and three spacious reception rooms, and also features a heated swimming pool with clear view seating area and underwater lighting, perfect for evening swims. An attractive central pond with water feature greets you as you approach the entrance to the home, whilst established gardens wrap around the property with a large lawn, various patio seating areas, an abundance of trees and shrubs, pool area and a vegetable garden. Both the living room and family room feature log burning stoves and, along with the kitchen/dining room, access the gardens via French doors. There is also a further sitting room, study, useful utility and ground floor WC. The 19ft (max) principal bedroom has en-suite facilities, with four further bedrooms and a four piece family bathroom completing the accommodation. A block paved driveway is accessed via double electric gates, providing parking for approx. five vehicles, in addition to the detached garage with electric door. Ideal for commuters, the property is conveniently located for walking to the mainline rail station (0.3 miles), with trains arriving in St Pancras International within 45 minutes. EPC Rating: D.

- Generous plot of approx. 0.37 acres
- Attractive wrap-around gardens with heated swimming pool
- Electric gated access to block paved driveway and detached garage
- Three generous receptions plus study
- Fitted kitchen/dining room with French doors to garden
- Useful utility plus ground floor WC
- Five bedrooms (principal with en-suite shower room)
- Four piece family bathroom







Enjoying the benefits of village life alongside convenient links by road and rail to the capital, the desirable village of Harlington is nestled within Mid Bedfordshire countryside. Harlington railway station provides a direct service to St Pancras International within 45 minutes and J12 of the M1 is approx. 1.4 miles. The village is home to a Lower and Upper School with children spending their middle years at Parkfields in nearby Toddington. Further amenities include a parade of shops, churches and public houses. There are several buildings surrounding the village green which are used for community activities including a parish hall, village hall and scout hut, plus adjoining cricket pitch and Harlington Park with children's playground, offering perfect opportunities for sport and recreation. Wonderful views across the Chilterns can be enjoyed along the delightful walks at Sundon Hills Country Park and Sharpenhoe Clappers, within 1.7 and 3 miles respectively.

## **GROUND FLOOR**

### **RECEPTION HALL**

Accessed via front entrance door with opaque double glazed inserts and double glazed windows at either side. Stairs to first floor landing with storage cupboard beneath. Radiator. Wood effect flooring. Further doors to sitting room, utility and cloakroom/WC. Double doors to:

### **LIVING ROOM**

Double glazed window and French doors with matching sidelights. Feature log burning stove. Wood effect flooring with underfloor heating. Recessed spotlighting to ceiling. Doors to kitchen/dining room, study and to:

### **STUDY**

Two double glazed windows (one to family room). Radiator.

### **FAMILY ROOM**

Triple aspect via double glazed windows and French doors. Skylight. Two radiators. Feature log burning stove. Wood effect flooring.

### **KITCHEN/DINING ROOM**

Triple aspect via double glazed windows and walk-in bay with French doors and matching sidelights. A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink with mixer tap. Tiled splashbacks. Rangemaster electric oven with induction hob and extractor canopy over. Built-in microwave. Integrated dishwasher. Space for American style fridge/freezer. Wood effect flooring with underfloor heating. Recessed spotlighting to ceiling. Recessed ceiling speakers.

### **SITTING ROOM**

Walk-in bay with double glazed windows. Two radiators. Wood effect flooring.

### **UTILITY ROOM**

Work surface area incorporating sink with mixer tap. Wall mounted units. Space for washing machine and tumble dryer. Central vacuum system. Radiator. Floor tiling. Part double glazed door to garden.

### **WC**

Opaque double glazed window. Two piece traditional suite comprising: WC with high level cistern and wall mounted wash hand basin. Wall and floor tiling. Part panelled walls. Radiator.

## **FIRST FLOOR**

### **LANDING**

Double glazed skylight above stairway. Hatch to roof void. Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.







### **BEDROOM 1**

Double glazed window. Double glazed skylight. Radiator. Hatch to roof void. Eaves storage. Door to:

### **EN-SUITE SHOWER ROOM**

Opaque double glazed window. Three piece suite comprising: Walk-in shower, close coupled WC and wash hand basin. Wall tiling. Heated towel rail. Wood effect flooring.

### **BEDROOM 2**

Double glazed window. Double glazed skylight. Eaves storage. Radiator.

### **BEDROOM 3**

Two double glazed skylights. Radiator. Eaves storage.

### **BEDROOM 4**

Double glazed window. Radiator.

### **BEDROOM 5**

Two double glazed windows. Built-in wardrobe. Radiator.

### **FAMILY BATHROOM**

Opaque double glazed window. Four piece suite comprising: Bath with mixer tap/shower attachment, walk-in shower, close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Heated towel rail. Wood effect flooring.

### **OUTSIDE**

### **GARDENS**

At the entrance to the property, a paved area surrounds a central pond with water feature. The mature gardens wrap around the property and include a large lawned area, paved and decked seating areas, brick-built barbecue, tree house and four storage sheds. There is a vegetable garden area with raised beds and Victorian style greenhouse. Heat source pump at rear. The garden contains a wide variety of mature trees and shrubs to include continus, Japanese maple, magnolias and beech.









### **POOL AREA**

Heated outdoor swimming pool with retractable cover, underwater lighting for evening swims, paved surround and clear view seating area.

### **DETACHED GARAGE**

Electric roller door. Opaque glazed window. Eaves storage.

### **OFF ROAD PARKING**

Double electric timber gates lead to block paved driveway providing off road parking for approx. five vehicles and access to detached garage.

Current Council Tax Band: G.

### **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.







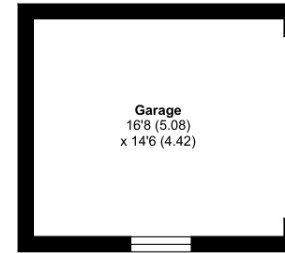
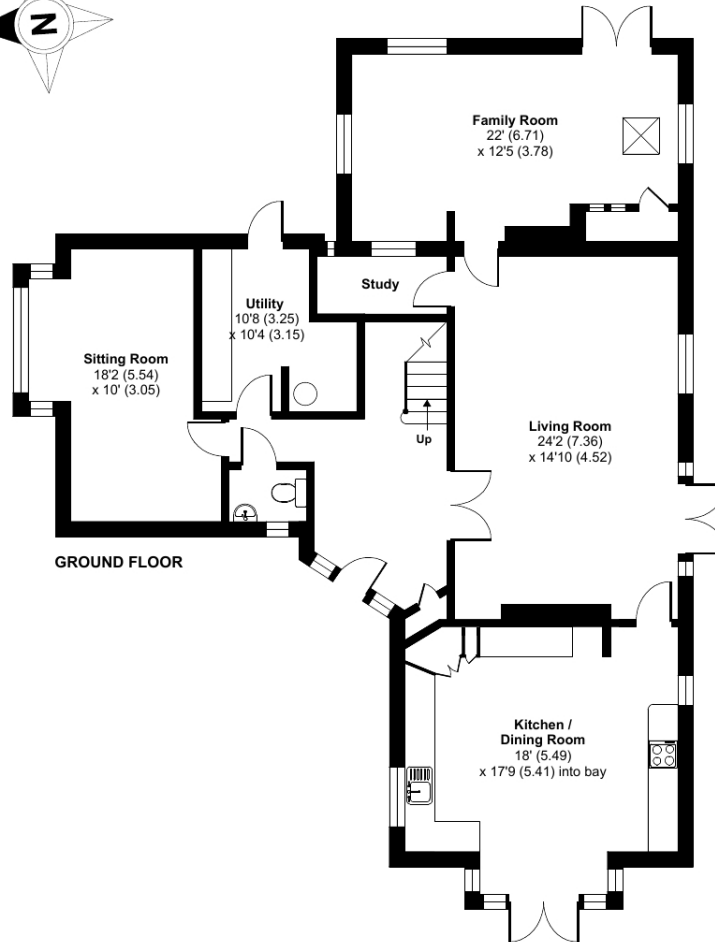






Approximate Area = 2262 sq ft / 210.1 sq m  
 Limited Area Uses(s) = 121 sq ft / 11.2 sq m  
 Garage = 239 sq ft / 22.2 sq m  
 Total = 2743 sq ft / 254.8 sq m

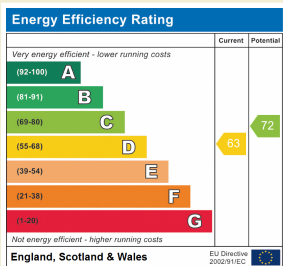
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1016045



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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