



# Westoning Road

Harlington,  
Bedfordshire, LU5 6PB  
£700,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This individually built, brand new detached home is set within a non-estate village location, just 0.3 miles from the mainline rail station which provides a direct service to St Pancras International. The versatile accommodation includes four bedrooms (two on each floor), allowing the option to utilise up to two as additional reception space if required. In addition there is a living room, spacious kitchen/dining room with bi-fold doors to rear garden, guest cloakroom/WC, en-suite shower room and first floor family bathroom. Further benefits include an enclosed rear garden with south-westerly aspect, detached garage and ample off road parking. EPC Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed insert. Stairs to first floor landing with built-in storage cupboard beneath. Under floor heating. Doors to living room, kitchen/dining room, two bedrooms and to:

### GUEST CLOAKROOM/WC

Opaque double glazed window to front aspect. Newly fitted two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Under floor heating. Built-in cupboard housing water tank.

### LIVING ROOM

Double glazed window to front aspect. Television point. Under floor heating.

### KITCHEN/DINING ROOM

Double glazed bi-fold doors to rear aspect. Newly fitted with a range of base and wall mounted units with butchers block style work surface areas incorporating 1½ bowl sink and drainer. Island unit creating breakfast bar area and providing additional storage. Built-in double oven and induction hob with extractor over. Wall mounted gas fired boiler. Recessed spotlighting to ceiling. Television point. Under floor heating.

### BEDROOM 1

Double glazed window to rear aspect. Television point. Under floor heating. Door to:

### EN-SUITE SHOWER ROOM

Under floor heating.

### BEDROOM 4

Double glazed window to front aspect. Under floor heating.

## FIRST FLOOR

### LANDING

Radiator. Eaves storage. Doors to two bedrooms and family bathroom.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Eaves storage. Television point.

### BEDROOM 4

Double glazed window to rear aspect. Radiator. Eaves storage.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Newly fitted three piece suite comprising: Panelled bath with wall mounted shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Recessed spotlighting to ceiling.

## OUTSIDE

### REAR GARDEN

South-westerly aspect. Paved patio area. Enclosed by fencing and hedging. Gated rear access.



## GARAGE

Up and over door. Power and light. Personal door to rear garden.

## OFF ROAD PARKING

Block paved frontage providing off road parking. Shared driveway to side leading to garage.

## 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.

## PRELIMINARY DETAILS

Awaiting vendor approval.

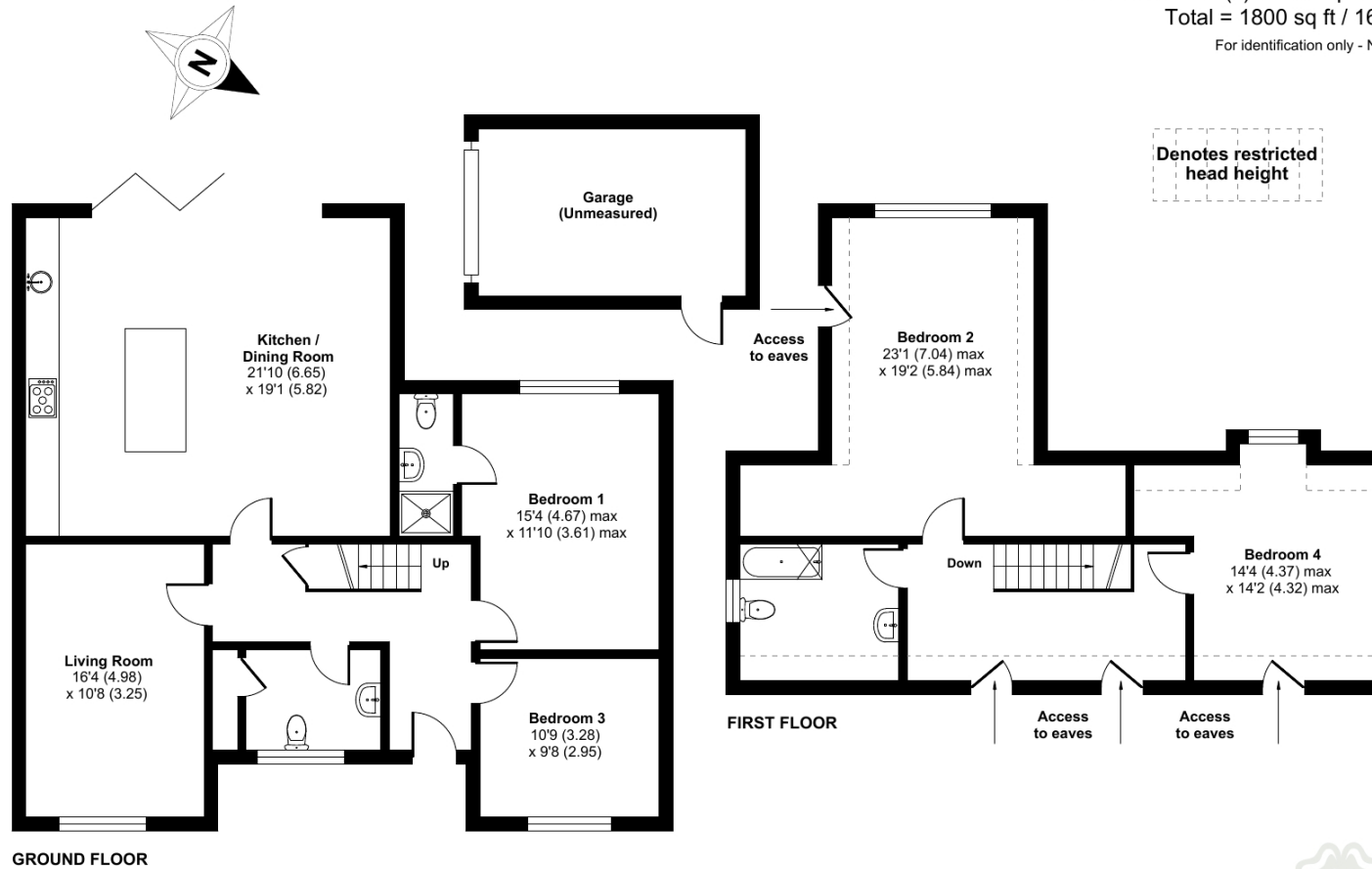


Approximate Area = 1698 sq ft / 158 sq m (excludes garage)

Limited Use Area(s) = 102 sq ft / 9 sq m

Total = 1800 sq ft / 167 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 to 100)                                 | A |                         | 94        |
| (81 to 91)                                  | B | 86                      |           |
| (69 to 80)                                  | C |                         |           |
| (55 to 68)                                  | D |                         |           |
| (39 to 54)                                  | E |                         |           |
| (21 to 38)                                  | F |                         |           |
| (1 to 20)                                   | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Wales & N.Ireland                  |   | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 809074



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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