



Westoning Road

Harlington,
Bedfordshire, LU5 6PD

Guide Price **£335,000**

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properties

This semi detached home features a generous rear garden and is offered for sale with the benefit of no upper chain. The accommodation includes a living room, fitted kitchen/dining room with two built-in pantry/stores and ground floor bathroom, whilst there are three bedrooms to the first floor (two of which feature cast iron fireplaces which add character).

The sizeable rear garden is in need of cultivation but presents excellent potential. This popular village benefits from a range of amenities including lower and senior schools, whilst the mainline rail station providing a direct service to St Pancras International is within just 0.3 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Wood effect flooring. Radiator. Stairs to first floor landing. Door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Picture rail. Wood effect flooring. Built-in under stairs storage cupboard. Part glazed door to:

KITCHEN/DINING ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Space for cooker, fridge/freezer and washing machine. Wood effect flooring. Radiator. Two pantry/stores with double glazed windows and wood effect flooring, one housing wall mounted gas fired combination boiler. Part glazed door to:

REAR LOBBY

Part opaque double glazed door to side aspect. Wood effect flooring. Door to:

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Double glazed window to front aspect. Feature fireplace. Radiator. Two built-in cupboards.

BEDROOM 2

Double glazed window to rear aspect. Feature fireplace. Radiator. Built-in airing cupboard.



BEDROOM 3

Double glazed window to rear aspect.
Radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn. Enclosed by shrubs/hedging.

REAR GARDEN

Immediately to the rear of the property is a hard standing area. Brick-built outbuilding with door to front and double glazed window to side aspect. Remainder in need of cultivation. Mature trees and shrubs.

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.

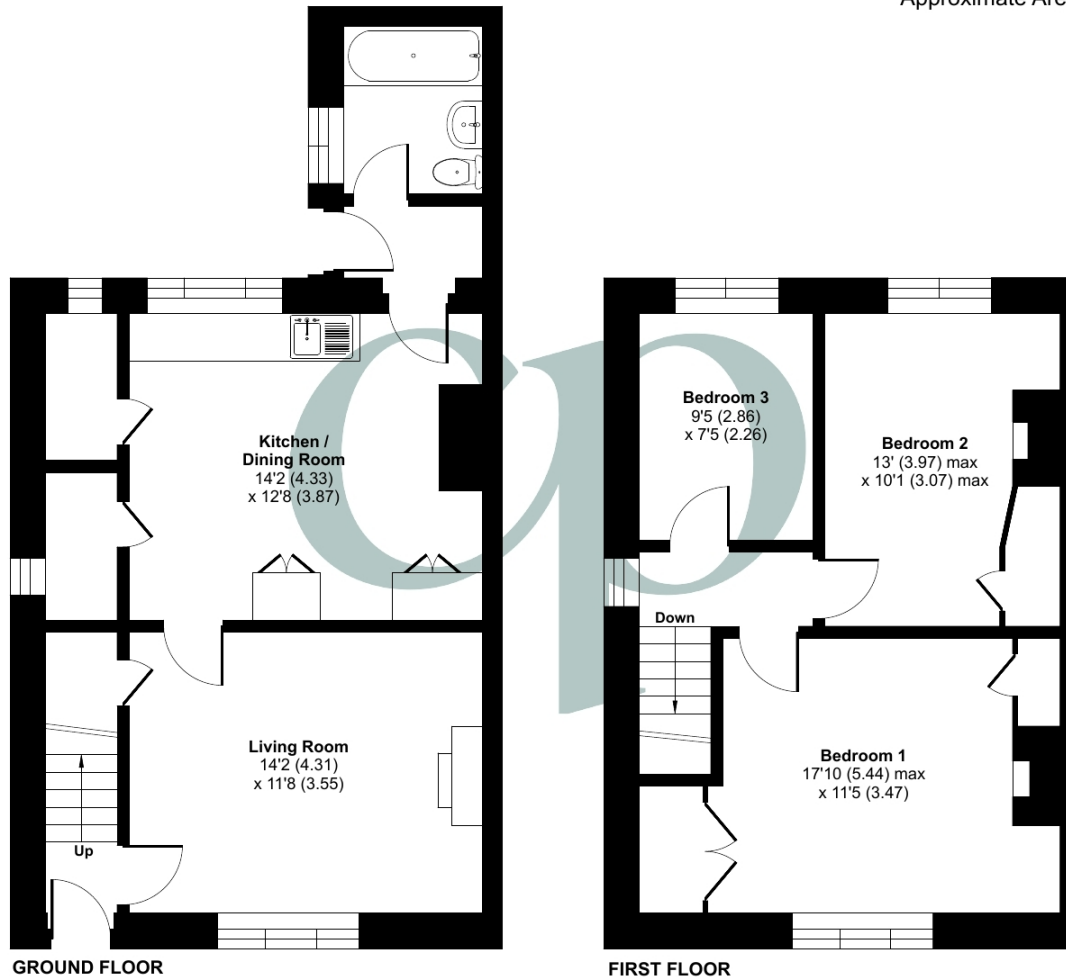
DRAFT DETAILS

Awaiting vendor approval.



Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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: 1106849

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Viewing by appointment only

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