

NEW INSTRUCTION



WESTONING ROAD
Harlington, Dunstable, LU5 6PD

 **DAVID COSBY**
ESTATE AGENTS



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Westoning Road

Harlington, Dunstable, LU5 6PD

Total GIA | Approx. 75 sqm (807 sqft)



3 Bedrooms



1 Reception



1 Shower room

Features

- Three-bedroom end-terrace period home
- Generous 250ft rear garden
- Off-road parking for two vehicles
- Central village location near amenities
- No onward chain
- Two double bedrooms and a single
- Spacious kitchen with breakfast area
- Brick-built outbuilding with power and light
- Walking distance to village station
- Ideal first-time buy or investment

Description

A three-bedroom end-terrace property centrally located within the popular village of Harlington, benefitting from off-road parking, generous front and rear gardens, and offered to the market with no onward chain.

Dating from the early 1900s, the property offers a practical layout well suited to first-time buyers, young families, or investors looking for a home with potential for improvement.

The accommodation includes an entrance hall, a well-proportioned sitting room with fireplace, and a spacious kitchen/breakfast room with two built-in pantries and space for informal dining. To the rear, a lobby gives access to the garden and leads to a ground floor shower room. Upstairs, the first floor provides two double bedrooms and a single bedroom which may also serve as a study or home office.

The rear garden extends to approximately 250 feet in length and includes a large brick-built outbuilding with power, lighting, and natural ventilation—offering a versatile space for storage, workshop use, or conversion to a home office.



A three-bedroom end-terrace home in the heart of Harlington, offering off-road parking, generous gardens, and excellent potential, all within walking distance of the village station.

The Property

Entrance Hall

Access is via a part-glazed panel-effect door leading into the entrance hall. The floor is laid with a decorative cut-pile carpet, complemented by a matching central runner to the straight-flight timber staircase. Walls are finished with embossed lining paper and emulsion. A four-panel door provides access to the sitting room.

Sitting Room

A well-proportioned reception room featuring a three-unit casement window overlooking the front garden and a central open fireplace with tiled surround. The flooring comprises exposed pine boards, ready to receive new fixed coverings. Walls are in a condition suitable for relining and redecoration. A four-panel door with original Bakelite handle opens to an under-stairs cupboard housing the gas meter and offering useful storage.

Kitchen / Breakfast Room

Situated to the rear of the property, the kitchen is fitted with a range of base and wall-mounted units and includes a stainless-steel sink with chrome mixer tap set beneath a three-unit casement window overlooking the rear garden. The floor is laid with ceramic tiles and there is half-height ceramic wall tiling above the base units. There is space to the centre of the room for a small table and chairs, suitable for breakfasts or informal dining. The kitchen also benefits from two built-in pantry cupboards: the front pantry houses the combination boiler and receives natural light from a top-hung casement window, while the rear pantry is fitted with shelving and has a further window to the rear aspect.

Rear Lobby

The rear lobby benefits from a part-glazed door providing access to the rear garden. Ceramic floor tiling continues through from the kitchen, and a timber flush door leads to the shower room.

Shower Room

Fitted with a modern three-piece suite comprising a close-coupled WC, wall-mounted ceramic wash hand basin with chrome pillar taps, and a walk-in wet room shower. Walls are finished with full-height ceramic tiling, and the floor is laid with sheet vinyl incorporating welded upstands for ease of maintenance. A frosted casement window to the side aspect provides natural light.





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The Property

First Floor Landing

The landing benefits from good natural light via a side aspect casement window. The floor is laid with a matching decorative cut-pile carpet, and original four-panel doors provide access to the principal bedrooms.

Bedroom 1

A well-proportioned double bedroom located at the front of the property, featuring a three-unit casement window. An open-fronted cupboard with fitted shelving provides useful storage, with additional shelving set within the niche beside the chimney breast. The floor comprises exposed pine boards, ready to receive new finishes.

Bedroom 2

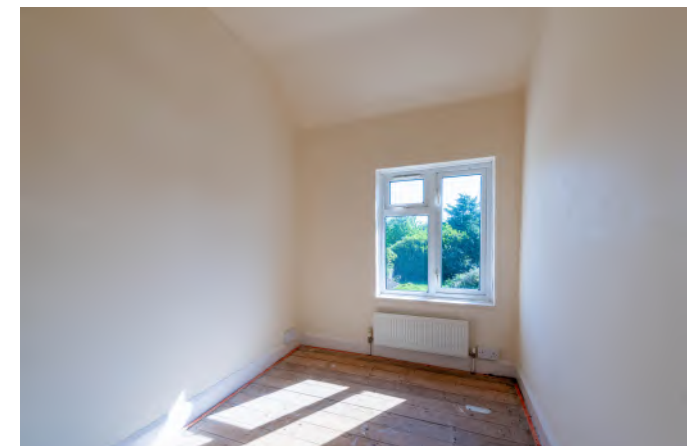
A further double bedroom located to the rear of the property, enjoying views over the garden and open fields beyond. The floor is laid with exposed pine boards, ready for new finishes. A built-in cupboard houses the modern hot water cylinder with slatted pine shelving above for laundry storage, and there is a separate high-level cupboard providing additional storage space.

Bedroom 3

A single bedroom located to the rear right-hand side of the property, with a two-unit window providing pleasant views. The room could also serve as a study or home office. The floor comprises exposed pine boards ready to receive new coverings, and the walls are neutrally decorated.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect

The property is set back from Westoning Road with a dropped kerb providing off-road parking for two vehicles. The front garden is mainly laid to lawn and enclosed by mature privet hedging, with a central cherry tree providing some seasonal interest. A paved step with grab rail leads to the main entrance, which sits beneath a canopy porch. The driveway continues along the right-hand side of the property and provides gated access to the rear garden.

Rear Aspect

To the rear of the property, a ramp with handrail leads directly to the rear entrance lobby. A separate brick-built outbuilding beneath a pitched tiled roof provides useful external storage. The garden extends to approximately 250 feet in length, offering a generous outdoor space with potential for landscaping or productive use.

Outbuilding

Located within the rear garden, the brick-built outbuilding offers a versatile space suitable for a range of uses, including storage, workshop, or a dedicated home office. The building is fitted with power and lighting and benefits from natural light via a side aspect casement window. The interior features an open vaulted roof.



Location

The property is situated in the well-regarded Bedfordshire village of Harlington. Surrounded by open countryside, Harlington offers a blend of rural charm and excellent accessibility, making it a popular choice for families, commuters, and those seeking a quieter pace of life without being remote.

The village is particularly well placed for transport connections. The village has its own railway station, located on the Midland Main Line, providing regular direct services to London St Pancras International in approximately 45 minutes, as well as connections north to Bedford and beyond. By road, the nearby A6 and A5 offer routes into Bedford, Luton and Dunstable, while Junction 12 of the M1 motorway is just a short drive away, providing fast access to the wider motorway network.

The village supports a good range of local amenities, including a general store with post office, a public house, and various sports and community clubs. Harlington also benefits from a strong local school network. Harlington Lower School serves the younger age group and has a positive local reputation, while Harlington Upper School, located just north of the village centre, offers secondary and sixth-form education and is part of the well-respected Pyramid Trust.

For those who enjoy walking or cycling, Harlington is surrounded by open countryside and farmland, with access to a network of public footpaths and bridleways. The nearby Chiltern Hills Area of Outstanding Natural Beauty offers further opportunities for outdoor pursuits, including the well-known Sharpenhoe Clappers and Barton Hills Nature Reserve, both a short drive from the village.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity.

Council Tax: Band D **EPC:** TBC **Restrictions:** Pedestrian Right of Way

Broadband: Ultra Fast Broadband Available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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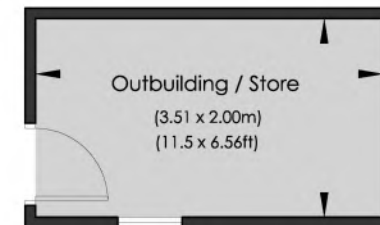
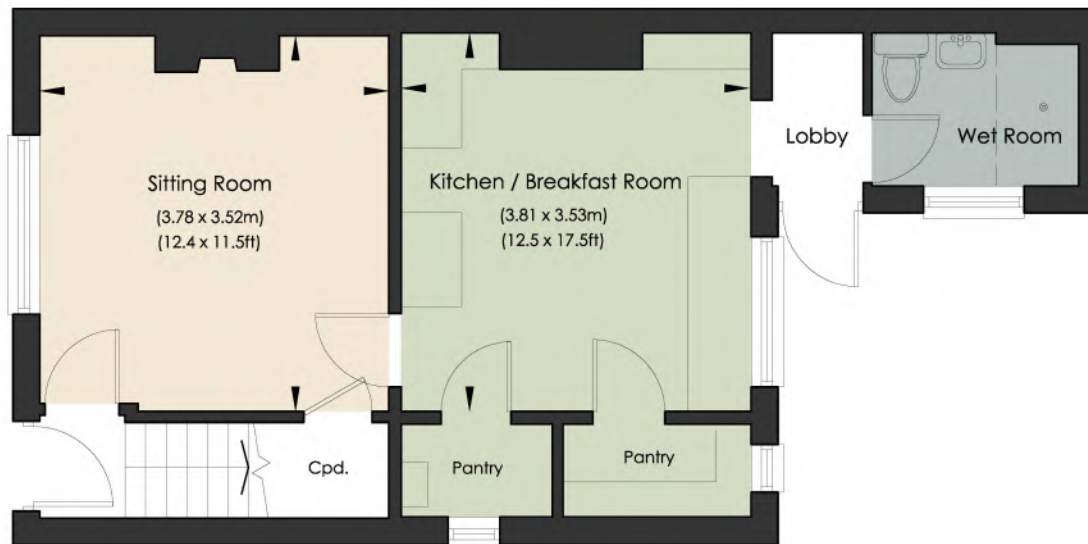
Approximate GIA (Exc. Outbuilding) = 75 sqm (807 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 35 sqm (377 sqft)



GROUND FLOOR GIA (Exc. Outbuilding) = 40 sqm (430 sqft)



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