



A spacious four bedroom bungalow nestled in the heart of the charming village of Harlington. An extended chalet bungalow offering versatile accommodation over two floors. This property features a spacious entrance hall, large lounge, fitted kitchen and separate dining areas. The ground floor features two bedrooms and a family bathroom. A spacious bedroom (with en-suite) and additional bedroom are located on the first floor. The property is well-kept and has immaculate gardens to the front and rear of the property. There is a detached garage, ideal for additional storage and a driveway offering ample off-road parking.

The Harlington train station is a short walk, making it ideal for those who require frequent and regular access to Central London and beyond. Local shops, pubs, cafe and schools are a short walk away as well as stunning countryside walks. Internal viewings are strongly recommended to appreciate this family home.



### Entrance Porch

A sliding double glazed door to the porch with a door leading to the entrance hall. Double glazed window to the front aspect. Tiled floor.

### Entrance Hall

Door to the front aspect. Radiator. Fitted carpet. Textured ceiling with coving. Meter cupboard.

### Lounge

Double glazed bow window to door to the rear aspect. Feature fireplace with surround and gas fire.. Fitted carpet. Radiator. TV point. Textured ceiling with coving. Double glazed door to the rear garden.



### Dining Area

Double glazed window to the side aspect. Fitted carpet. Radiator. TV point. Textured ceiling with coving. Archway leading to:



### Kitchen

Fitted with a range of wall, drawer and base units with work surface over and incorporating a one and a half drainer sink unit. Integrated oven with gas hob. Space for a fridge/freezer and space and plumbing for a washing machine. Part tiled walls. Textured ceiling with coving. Double glazed door to the side aspect (leading out out to the garden) and double glazed window to the rear aspect.



### Bedroom Three

Double glazed window to the front aspect. Fitted wardrobes. Fitted carpet. Radiator. Wall light point. Textured ceiling with coving.



### Bedroom Four

Double glazed window to the front aspect. Fitted wardrobes. Fitted carpet. Radiator. Wall light point. Textured ceiling with coving.



### Family Bathroom

Comprising a close-coupled WC, vanity unit with wash hand basin and panelled bath with shower over. Part tiled walls. Radiator. Textured ceiling with coving. Double glazed window to the side aspect.





### First Floor Landing

Providing access to all first floor accommodation. Door providing access to the loft space. Fitted carpet. Textured ceiling.

### Bedroom One

Double glazed window to the rear aspect. Built-in wardrobes. Fitted carpet. Radiator. Textured ceiling.



### En-Suite

Fitted to comprise a close-coupled WC, pedestal wash hand basin and shower cubicle. Fully tiled walls. Radiator. Obscured double glazed window to the side aspect.



### Bedroom Two

Double glazed window to the side aspect. Fitted carpet. Radiator.



### Front of Property

A driveway providing access to the detached garage and off road parking for two vehicles. A delightful garden stocked with a variety of flowers and shrubs. Pathway leading to the property.



### Rear Garden

A mature and well kept garden, laid mainly to lawn, with a paved patio area and mature shrubs and bushes. Flower and shrub borders. Boundary fencing with gated pedestrian access. Garden shed.

### Garage

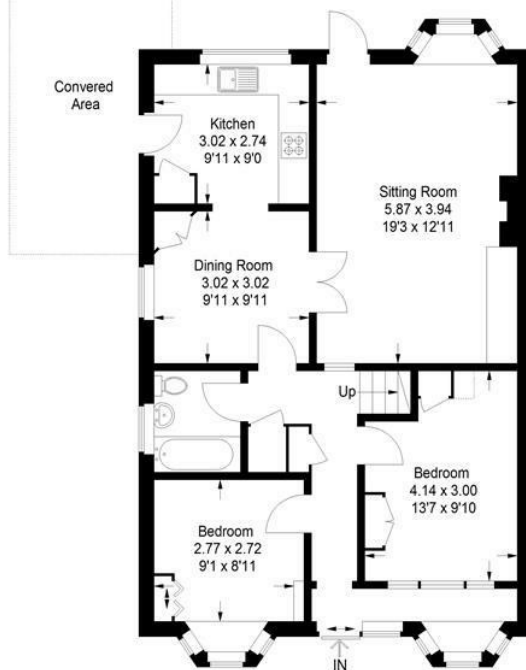
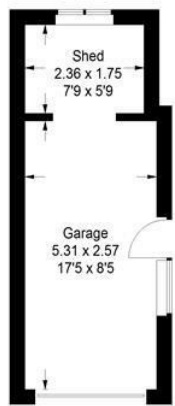
A detached garage with up and over door. Light and power. Personal door leading to the garden.

### Disclaimer

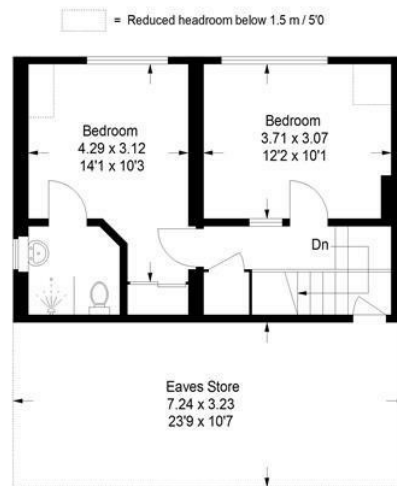
These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

## 20 Lincoln Way

Approximate Gross Internal Area (Excluding Eaves Store)  
 116.8 sq m / 1257 sq ft  
 Outbuilding = 18.6 sq m / 200 sq ft  
 Total = 135.4 sq m / 1457 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075779)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	