



Nestled in a tranquil corner of the desirable village of Harlington, this charming one-bedroom cottage on Sundon Road presents a unique opportunity for those seeking a quaint yet convenient lifestyle. Just a short stroll from the mainline railway station, residents can enjoy swift and regular services to Central London and beyond, making it an ideal location for commuters.

The cottage boasts an inviting open-plan living and kitchen area, adorned with exposed beams and delightful character features that enhance its warm and cosy atmosphere. The thoughtful design creates a perfect space for relaxation and entertaining. Upstairs, you will find a traditional and stylish bathroom, adding to the property's appeal.

Outside, the cottage is complemented by a small, enclosed garden area at the front, providing a lovely spot for enjoying the fresh air.

Offered for sale with no upper chain, this delightful cottage is a rare find in a sought-after location. An internal viewing is highly recommended to fully appreciate the charm and character that this cosy home has to offer. Whether you are a first-time buyer, a downsizer, or seeking a weekend retreat, this property is sure to capture your heart.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

Tel: 03301070255 | [info@bradshawsestateagents.co.uk](mailto:info@bradshawsestateagents.co.uk) | [bradshawsestateagents.co.uk](http://bradshawsestateagents.co.uk)



## Living / Kitchen Area



### Living Area

Wooden stable door to the front aspect. Wooden framed double glazed bow window to the front aspect. Feature fireplace with surround. Exposed ceiling and wall beams. Laminate wood flooring. Cupboard housing gas fired boiler.

### Kitchen Area

Fitted with a range of wall and base level units with worksurface over incorporating a one and a half bowl drainer sink unit. Cooker. Space and plumbing for washing machine. Space for under-counter fridge and space for under-counter mini freezer. Laminate wood flooring. Part tiled walls.



### Bedroom

Double glazed window to the front aspect. Small obscure double glazed window to the rear aspect. Radiator. Fitted carpet. Built in wardrobe. Exposed ceiling beams. Loft hatch with ladder to boarded and carpeted loft area with light.



## Bathroom

Fitted to comprise close couple w/c, pedestal wash hand basin and roll top bath with hand held shower attachment over. Heated towel rail. Vinyl flooring. Exposed beams. Obscure double glazed window to the rear aspect.



### To The Front

To the front of the property is a small open plan patio area that provides the perfect outside space where you can relax, entertain and enjoy. Outside tap. Outside lights. Bike store to the side of property.



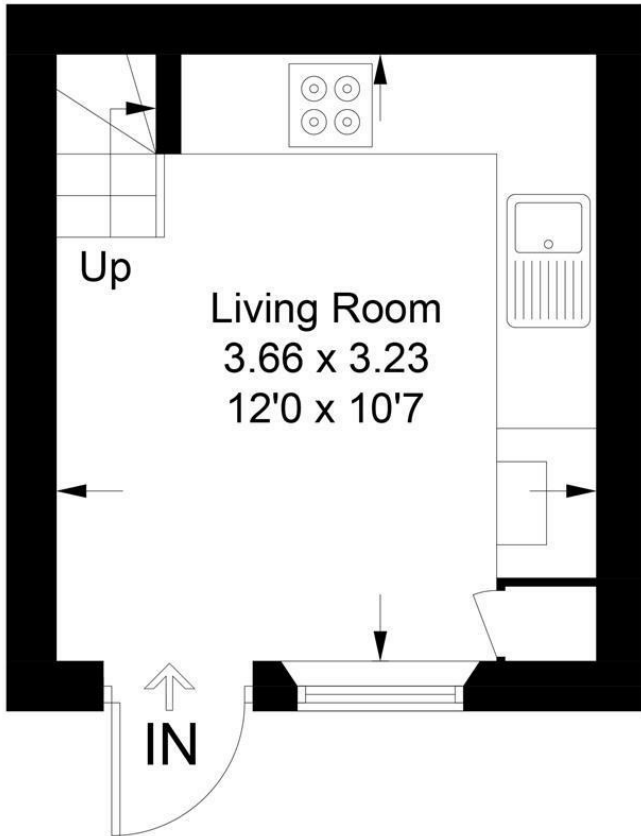
### NB

Services and appliances have not been tested.

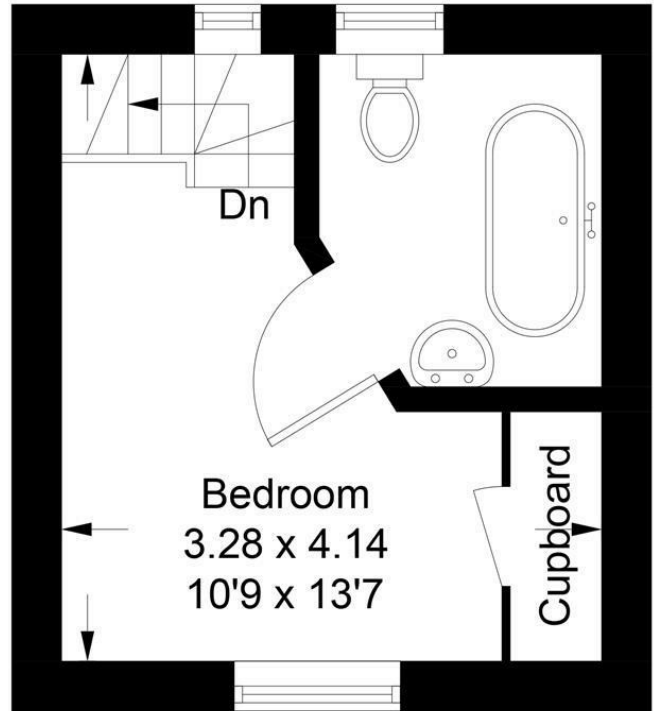
### Disclaimer

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.)

Approximate Gross Internal Area = 23.9 sq m / 257 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171953)

