



Nestled in the highly sought-after area of Lincoln Way, Harlington, this charming three bedroom semi-detached chalet bungalow presents an excellent opportunity for those seeking a comfortable family home.

The location is particularly advantageous, as it is within walking distance to the mainline railway station. This offers excellent transport links to Central London and beyond, making it an ideal choice for commuters or anyone who enjoys the vibrancy of city life while still appreciating the tranquility of suburban living.



Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation. The layout of the bungalow is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this property is its ample frontage, which includes a garage and parking space for up to four vehicles.

### Entrance Hall

Providing access to all ground floor accommodation with a part glazed composite door to the front aspect and a double glazed window to the front. Fitted carpet. Two radiators. Stairs rising to the first floor accommodation. Wall light points. Central heating thermostat. Under stairs storage cupboard.

### Lounge / Dining Room

A large dual aspect living space providing the perfect setting for the family to relax, entertain and enjoy.



### Lounge Area

Double glazed sliding patio doors leading out into the rear garden. Feature marble fire surround and hearth with gas fire as fitted. Radiator. Fitted carpet. Wall light points.



### Dining Area

A large double glazed window to the front aspect. Radiator. Fitted carpet.



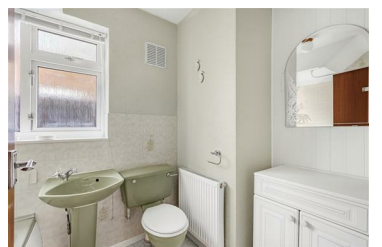
### Kitchen

Rear aspect and fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit with mixer tap over. Larder cupboard. Space for a free standing cooker with an extractor over. Breakfast bar. Radiator. Space and plumbing for a washing machine and space for a tumble dryer. Double glazed composite door to the side aspect and double glazed window to the rear. Space for a refrigerator/ freezer. Wall mounted boiler.



### Bathroom

Fitted to comprise a w/c. Pedestal wash hand basin and panelled bath. Double glazed window to the side aspect. Radiator. Part tiled walls.



### Landing

Providing access to all first floor accommodation with fitted carpet. Double glazed window to the side aspect.





### Bedroom One

A bright dual aspect room with double glazed windows to the rear and side aspects. Radiator. Fitted carpet. Fitted wardrobes and drawers with dressing table. Airing cupboard housing the insulated hot water tank.



### Bedroom Two

Double glazed window to the rear. Radiator. Fitted carpet.



### Bedroom Three

Double glazed window to the front aspect. Radiator. Exposed floor timbers.



### To the Front

Driveway providing ample off-road parking and onward access to the detached garage (and the rear of the property). The remainder being laid mostly to lawn with mature shrubs and bushes.



### Garage

Detached with an up and over door. Personnel door and window to the side. Light and power.

### Rear Garden

A good sized mature rear garden laid mostly to lawn. Patio area adjacent to the rear of the property. Mature shrubs, bushes and trees. Two garden sheds. Boundary fencing.



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws

### 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.)

## Lincoln Way, Dunstable, LU5 6NG

Approximate Gross Internal Area  
Main House = 100.5 sq m / 1082 sq ft  
Garage = 16.1 sq m / 173 sq ft  
Total = 116.6 sq m / 1255 sq ft

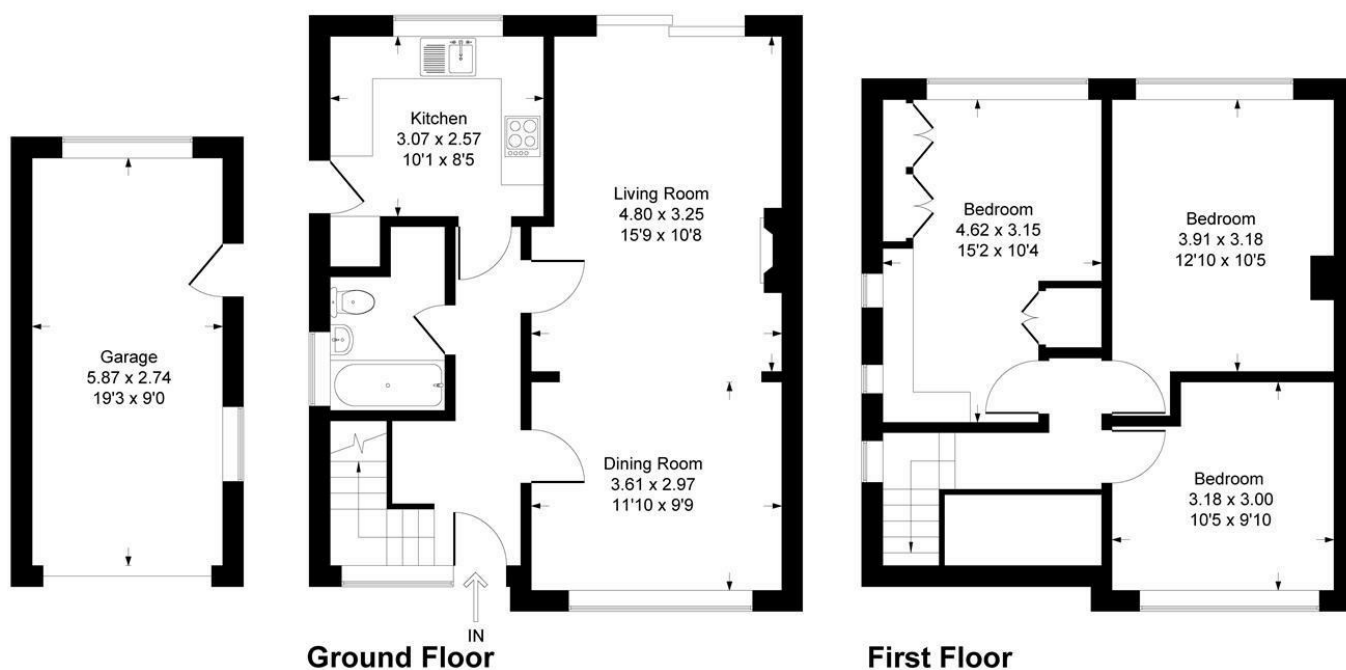


Illustration for identification purpose only, measurements approximate, and not to scale.

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		
England & Wales		
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		
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