



Nestled in the charming village of Harlington, this semi-detached character home on Westoning Road presents a wonderful opportunity for those seeking a property with immense potential. While the home requires some updating and modernisation, it boasts a spacious layout that is perfect for families or those looking to create their dream residence.

Situated just a short walk from the mainline railway station, this home benefits from excellent transport links, making commuting a breeze. With no upper chain, this property is ready for its new owners to make it their own. Embrace the opportunity to extend and improve this delightful home in a sought-after village location.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. There are three generously sized bedrooms, ensuring comfortable living for all. The kitchen is functional, and the ground floor shower room, along with a separate cloakroom, adds to the convenience of this home.

One of the standout features of this property is the large garden plot, offering a delightful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available, making it easy for residents and guests alike.

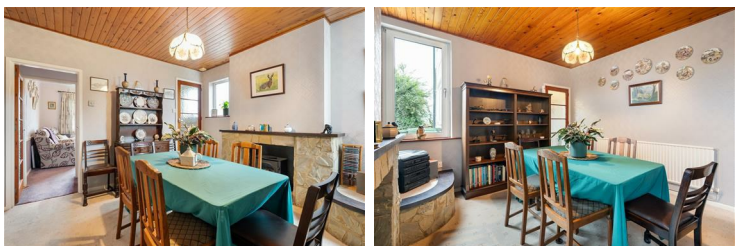
Sitting Room

Double glazed window to the front aspect. Double glazed composite door to the side. Feature open fire place with brick surround and quarry tiled hearth. Radiator. Fitted carpet. Cable Tv point. Decorative coving to the ceiling. Under stairs storage cupboard.



Dining Room

Double glazed windows to the side and rear aspects. Feature fire place with York stone surround and Tv plinth. Radiator. Fitted carpet.



Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 stainless steel drainer sink unit with a mixer tap over. Integrated induction hob, oven and grill. Larder cupboards. Space for a fridge / freezer. Space and plumbing for a washing machine. Part tiled walls. Double glazed window to the side aspect.



Rear Lobby

Providing access from the kitchen to the shower room with a double glazed composite door leading to the rear garden. Storage area currently housing freezer.

Shower Room

Fitted to comprise a shower enclosure. Wash hand basin set into a vanity unit with storage under. Heated towel rail. Fully tiled walls. Double glazed window to the side aspect. Tiled floor. Inset spot lights to the ceiling.



Cloakroom

Accessed off the shower room and fitted to comprise a w/c with a concealed cistern. Fully tiled walls and floor. Radiator. Inset spot lights to the ceiling. Double glazed window to the side aspect. Airing cupboard housing the wall mounted boiler.



Landing

Providing access to all first floor accommodation with a hatch to the loft. Fitted carpet. Radiator.

Bedroom One

Double glazed window to the front aspect. A full range of fitted wardrobes and drawers. Radiator. Fitted carpet.



Bedroom Two

Double glazed windows to the side and rear aspects. Radiator. Fitted carpet.



Bedroom Three

Double glazed window to the side aspect. Radiator. Fitted carpet. Airing cupboard (housing the insulated hot water tank). Pedestal wash hand basin with tiled splash-backs.



To the Front

Garden area laid to lawn and a driveway providing off road parking for three cars.



Rear Garden

A good sized mature rear garden that is well stocked with a number of mature shrubs, bushes and small trees. Two lawned areas and a pathway leading through the garden. Garden sheds and green houses to remain. Gated access leading to the front. Boundary fencing.



NB

Services and appliances have not been tested.

Viewing

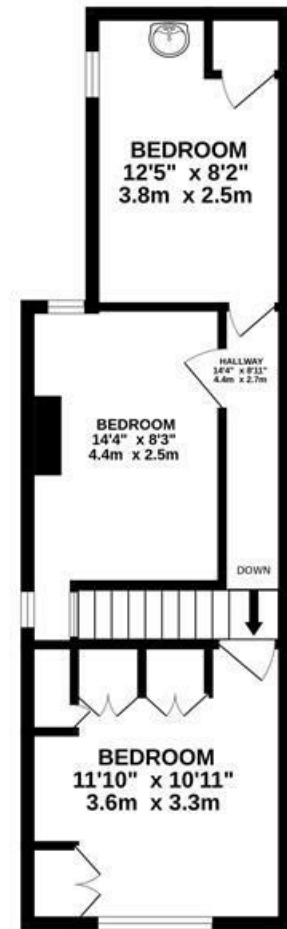
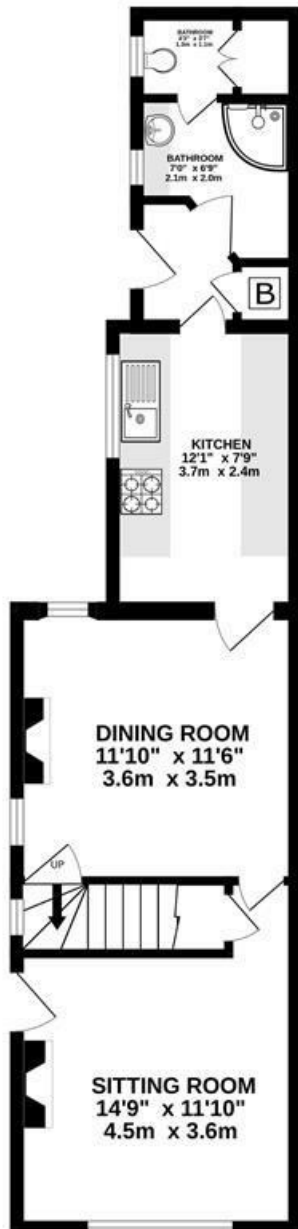
By appointment through Bradshaws.

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.)

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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