



Found in the charming area of Lincoln Way, Harlington, this immaculately presented semi-detached house is now available for immediate let. This delightful home boasts three spacious reception rooms, including a welcoming living room, a bright conservatory, and a versatile study, perfect for both relaxation and productivity.

One of the standout features of this home is its prime location. It is within walking distance to Harlington train station, which offers fast and frequent services to London, making it an excellent choice for commuters. Furthermore, the surrounding area is enriched with open fields and beautiful countryside, providing a picturesque backdrop for leisurely walks and outdoor activities.

This property is a wonderful opportunity for those seeking a comfortable and well-located home in a peaceful setting. Do not miss the chance to make this lovely house your new home.

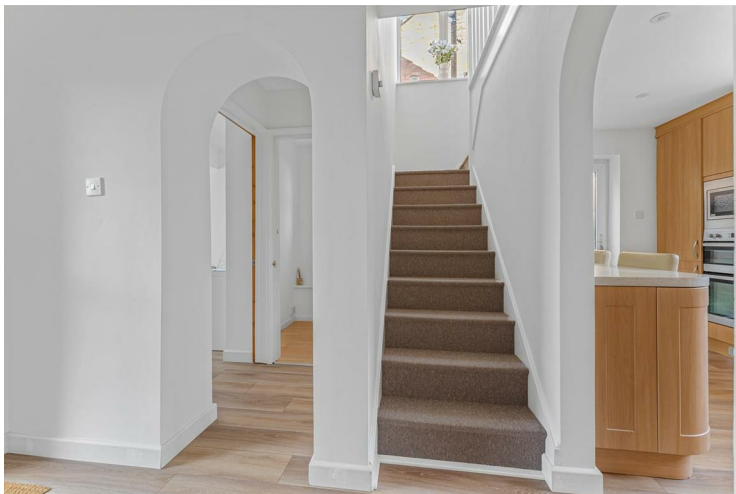


The property features three generously sized double bedrooms, ensuring ample space for family or guests. The large family bathroom is well-appointed, complemented by a convenient ground floor cloakroom for added practicality. The rear aspect kitchen/breakfast room is a delightful space, ideal for enjoying morning meals or entertaining friends.

Outside, the good-sized rear garden offers a tranquil retreat, perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, the property provides ample parking making it convenient for residents and visitors alike.

### Entrance Hall

Double glazed door to the front aspect. Radiator. Wooden laminate flooring. Carpeted stairs leading to the first floor accommodation.



### Lounge / Dining Room

A good sized dual aspect room with double glazed window to the front aspect and sliding patio door to the conservatory. Radiator. Wooden laminate flooring. Two wall lights.



### Conservatory

Of brick and UPVC construction with patio door to the rear garden. Fitted roof blinds. Wooden laminate flooring. Wall mounted electric heater.



### Kitchen / Breakfast Room

Fitted with a range of wall, drawer and base level units with worksurface over incorporating a 1½ bowl drainer sink unit. Integrated double oven, microwave and hob with extractor hood over. Integrated fridge/ freezer. Space and plumbing for a washing machine and dishwasher. Breakfast bar. Part tiled walls. Wooden laminate flooring. Inset ceiling spotlights. Double glazed door to the side aspect. Double glazed window to the rear aspect.



### Study/ Family/ Play Room

Double glazed window to the front aspect. Radiator. Wooden laminate flooring. Wall light.



## Cloakroom

Comprising a WC and wash hand basin. Extractor fan. Wooden laminate flooring. Obscured double glazed windows to the side aspect.



## Landing

Double glazed window to the side aspect. Hatch to boarded loft space with ladder access and housing the gas boiler. Airing cupboard with hot water cylinder. Fitted carpet.

## Bedroom One

Double glazed window to the front aspect. Part built-in wardrobes. Modern horizontal radiator. Fitted carpet.



## Bedroom Two

Double glazed window to the rear aspect. Storage area with hanging space. Radiator. Fitted carpet.



## Bedroom Three

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



## Bathroom

Comprising a WC, vanity unit with inset wash hand basin and corner panelled bath with shower attachment over. Fully tiled walls. Wooden laminate flooring. Heated towel rail. Inset ceiling spotlights. Obscured double glazed window to the rear aspect.



## Front Of Property

Laid mainly to lawn with a driveway providing off road parking for two vehicles.





**Rear Garden**

A beautiful, mature and well kept rear garden laid mainly to lawn with well stocked flower and shrub borders, further mature shrubs, bushes and an apple tree. Boundary fencing with gated pedestrian access. Outside tap.



**Note**

Services and appliances have not been tested.

**Viewing**

By appointment through Bradshaws.

**Referencing**

All tenancies are subject to satisfactory referencing.

**Disclaimer**

These details have been prepared by Jane McFarland and the statements contained therein represent her 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 = 107.67 sq m / 1159 sq ft

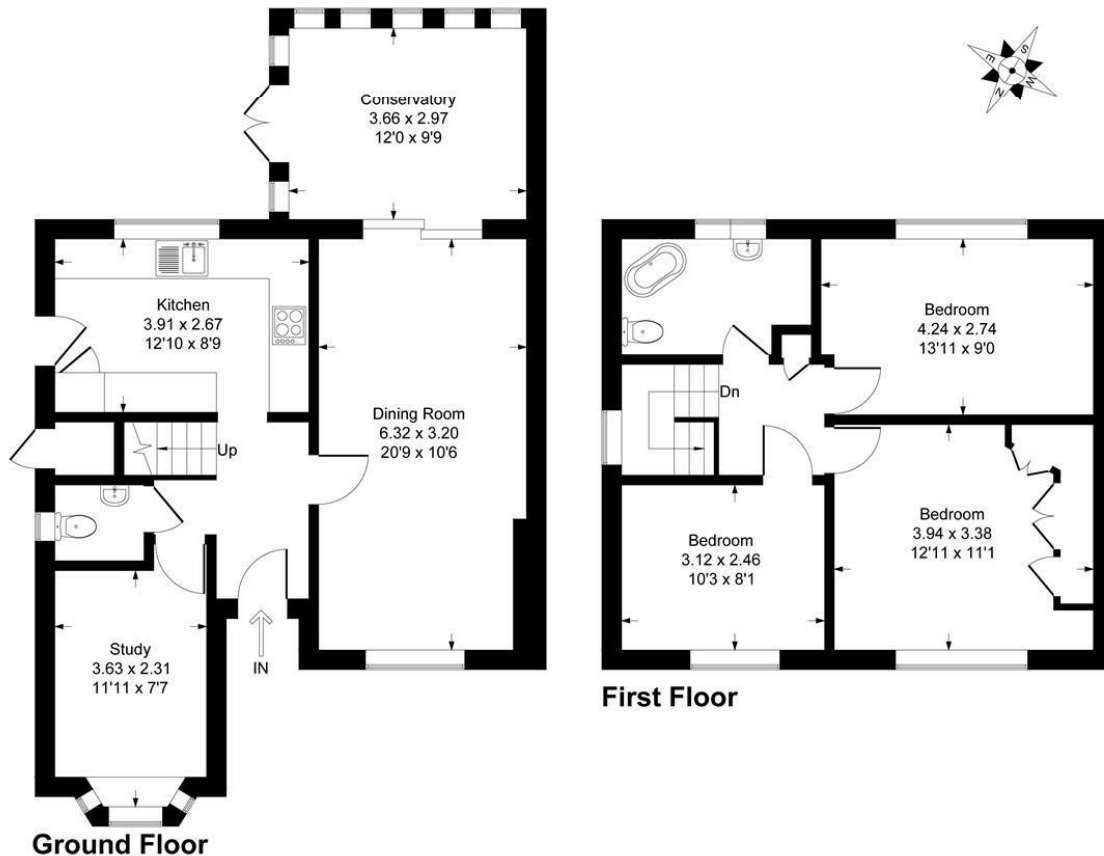


Illustration for identification purpose only, measurements approximate, and not to scale.

