



Nestled in the picturesque village of Harlington, this charming detached house on Westoning Road presents an exceptional opportunity for family living. Boasting five well-proportioned bedrooms, including a master suite with an ensuite bathroom, this home is designed for comfort and convenience. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

Set on a generous plot, the mature gardens envelop the house, providing delightful outdoor spaces for al fresco dining, relaxation, and play. The highlight of the garden is the outdoor heated swimming pool, ideal for summer gatherings and leisurely swims. With parking available for up to six vehicles, including a double garage accessed through secure electric gates, this property ensures both safety and ease of access.

The current owners have thoughtfully renovated and reconfigured the home, incorporating innovative and eco-friendly systems such as solar panels, air source heat pumps, and a central vacuum system. The spacious country-style kitchen and dining area is a focal point of the home, offering a warm and inviting space for family meals and entertaining.

Conveniently located, the property is just a short stroll from local schools, shops, cafes, and pubs, making it an ideal choice for families. Additionally, Harlington mainline train station is within easy walking distance, providing fast and frequent services to Central London and beyond.

This delightful family home is a rare find in a highly sought-after area. Internal viewings are strongly recommended to fully appreciate the charm and modern amenities this property has to offer.

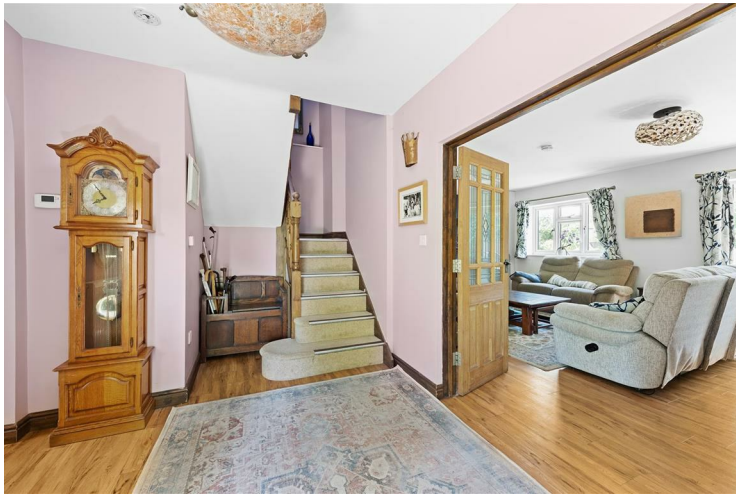


### Entrance Porch

A characterful wooden entrance porch with stone flooring. Double glazed front door providing access to the entrance hall.

### Entrance Hall

A generous space with a double glazed front door and two double glazed windows to the front aspect. Wood laminate flooring. Storage cupboard. Stairs leading to the first floor.



### Lounge

A large living area with double glazed French doors leading to the patio area and swimming pool. Double glazed window to the side aspect. Feature wood burner set on a stone hearth. Wood laminate flooring with underfloor heating. Wall spot lights.



### Study

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

### Family Room

A bright, airy, versatile space that can be used as a family room or second lounge. Wood laminate flooring. Radiator. Wall lights.



### Games Room/ Summer Room

Double glazed French doors leading to the rear of the property. Triple aspect double glazed windows to both side and rear aspects. Wood laminate flooring. Wood burning stove. Radiator. Velux roof light.



### Kitchen/ Dining Room

Fitted with a range of wall and base units with work surface over and a double butlers sink and drainer. Space for a range style cooker with an extractor hood over. Integrated microwave. Space for an American style fridge/freezer. Integrated dishwasher. Wood laminate flooring with underfloor heating. Part tiled walls. Double glazed doors leading out to the patio and the decking with outdoor cooking area. Double glazed windows to the side aspect. Inset ceiling spot lights. Central space for a large dining table.



### Utility Room

Fitted with wall and base units with work surface over. Space and plumbing for a washing machine and tumble dryer. Tiled floor. Double glazed door and window to the rear aspect. Radiator. Stainless steel janitorial mop sink. Hot water cylinder. Ecotherm Buffer Vessel for hot water pressure. Central vacuum system collection cylinder.

### Cloakroom

Comprising an original Thomas Crapper high level WC, wall hung wash hand basin and radiator. Tiled floor and part tiled walls. Obscured double glazed window to the front aspect.



## Landing

Providing access to the first floor accommodation. Velux roof light. Access panels to insulated loft space. Fitted carpet.

## Master Bedroom

Double glazed window to the side aspect. Velux roof light. Hatch to loft space. Built in wardrobes/ storage. Radiator. Fitted carpet.



## Bedroom Three

Two Velux rooflights, Built in wardrobes/storage space. Fitted carpet. Radiator



## Bedroom Four

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

## Bedroom Five

Double glazed window to the side aspect. Built in wardrobes/ storage space. Radiator. Fitted carpet.



## Bedroom Two

Double glazed window to the rear aspect and Velux roof light. Built in wardrobes/ storage. Fitted carpet. Radiator.





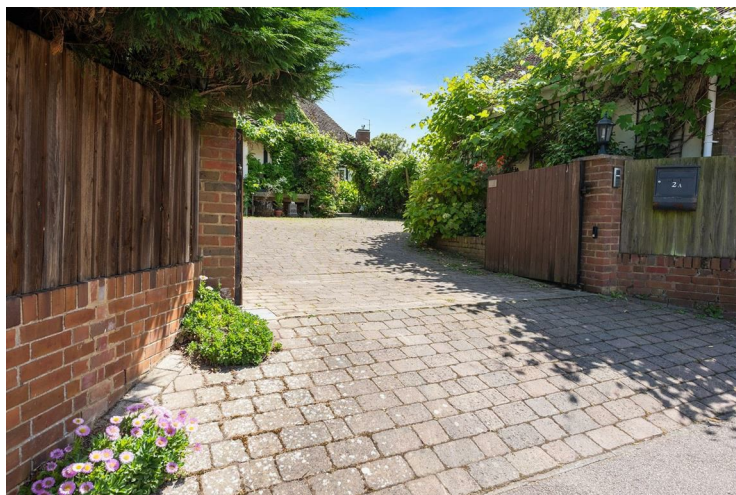
## Family Bathroom

Comprising a WC, vanity unit with wash hand basin, panelled bath and shower cubicle. Part tiled walls. Wood laminate flooring. Heated towel rail. Obscured double glazed window to the rear aspect.



## Front of Property

Electric gates providing access to a paved driveway providing off road parking for up to 5 vehicles.



## Garage

A detached double garage with an electric roller shutter door and eaves storage. Light and power. Security light.

## Garden

A charming and substantial, private wraparound garden with a lawned area, water feature, mature trees and flower and shrub borders. A patio to the front and side aspects with a separate wooden decking and outdoor cooking area. Heated swimming pool with retractable cover. Greenhouse and raised beds plus two sheds. Brick wall and boundary fencing. Air source heat pumps and solar panels on the roof.



## Viewing

By appointment through Bradshaws.

## 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 = 233.6 sq m / 2514 sq ft  
Garage = 24.7 sq m / 266 sq ft  
Total = 258.3 sq m / 2780 sq ft

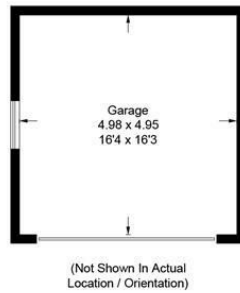
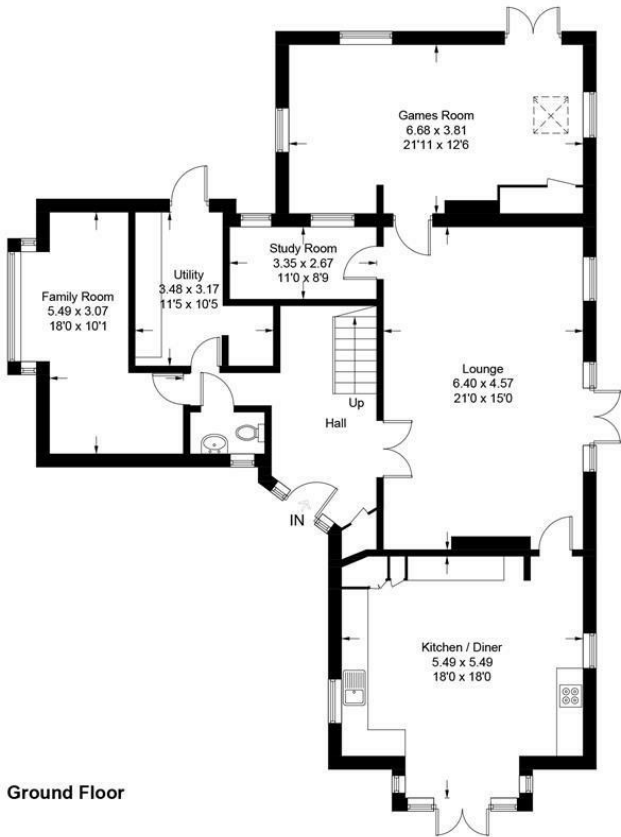


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