



Characterful three-bedroom home beside Harlington station with one parking space, EV charging and private rear garden.

## The Home

Occupying a distinctive position within this attractive period building, Station Road is a characterful and well-presented three-bedroom home offering approximately 953 sq ft of accommodation arranged over two floors

The property blends period charm with practical modern living. To the front, the sitting room is a bright and inviting space with tall windows, good ceiling height and an attractive feature fireplace creating a strong focal point. Beyond this, the kitchen has been fitted in a modern shaker style and offers generous storage, ample worktop space and a sociable connection through to the dining area. To the rear, the dining room is a particularly appealing part of the home, enjoying excellent natural light, a vaulted ceiling with exposed beams and French doors opening directly onto the garden.

The ground floor is further served by a spacious family bathroom fitted with a freestanding roll-top bath, separate shower, wash basin and WC.

On the first floor, there are three bedrooms. The principal bedroom is a comfortable double, while the remaining rooms offer flexibility for children, guests or those needing work-from-home space.

## Gardens & Grounds

Outside, the property continues to impress with an enclosed rear garden combining lawn, patio seating and planted borders, creating a pleasant and manageable outdoor space. Further benefits include private off-road parking for one vehicle with an EV charging point. To the front, the attractive brick façade and period detailing give the home excellent kerb appeal.

## Situation

One of the standout features of this home is its exceptionally convenient location, sitting right beside Harlington station and making it an ideal choice for commuters.

For families, the property is well placed for local schooling, with Harlington Lower School nearby on Westoning Road and Harlington Upper School and sixth form on Goswell End Road.

Harlington itself offers the everyday village conveniences buyers often look for, including a selection of well-regarded public houses such as The White Hart and The Carpenters Arms, while Junction 12 of the M1 is also close at hand for wider road links.

## Why you'll love this home

Altogether, this is a home that offers character, balanced accommodation and a particularly convenient village setting, making it an excellent option for buyers seeking charm, connectivity and everyday practicality in equal measure.

**15 Station Road, Harlington, Dunstable, LU5 6LD**  
**Approximate Gross Internal Area 88.50 sq. m / 953 sq. ft**

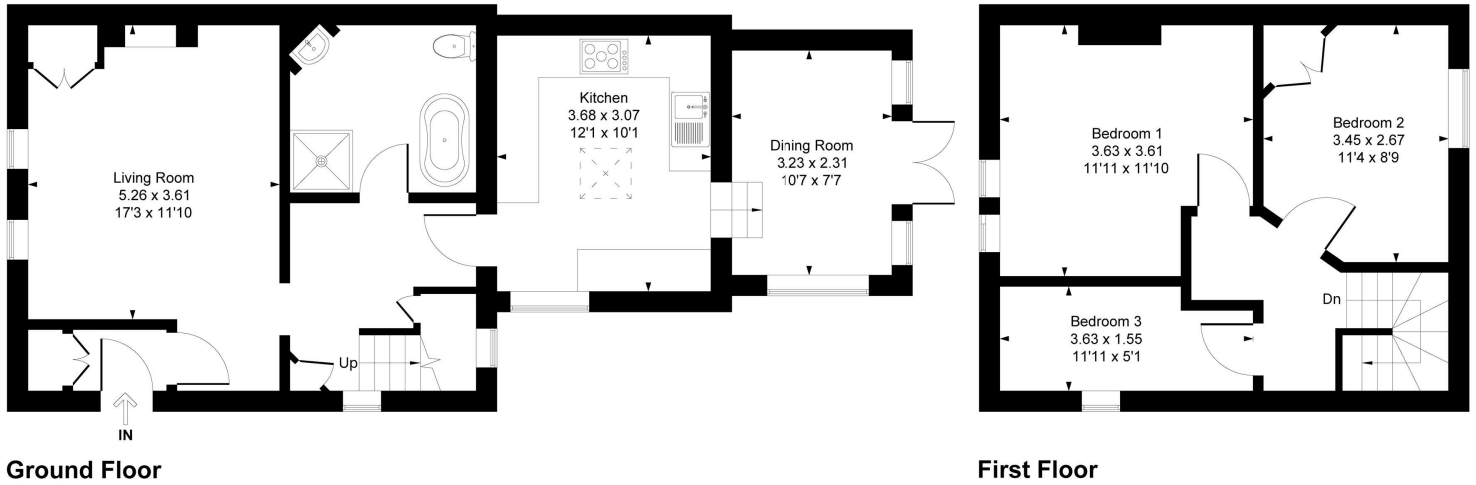


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: C  
EPC Rating: D