



Located in the heart of the charming village of Westoning, this beautifully refurbished three bedroom mid-terraced Victorian house, on the High Street offers a delightful blend of classic character and convenience.

Downstairs offers a cosy living room and a modern kitchen and dining area, which has been thoughtfully designed to cater for contemporary living. This space is perfect for family meals or hosting friends, making it a true hub of the home.

Outside, you will find a large rear garden, with its own vegetable patch and space for enjoying the outdoors. The property offers off-road parking for two vehicles, along with a double garage, providing both convenience and security.

Set in a picturesque village which offers a sense of community while being conveniently located for access to local shops, pubs and schools. This property is a rare find and is sure to attract interest, so do not miss the opportunity to make it your own.

4 Lincoln Way, Harlington, Bedfordshire, LU5 6NA

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On entering the property you are lead through the porch into a cosy living room with a feature fireplace and then into the heart of the home - a spacious kitchen/ dining area, ideal for cooking and entertaining. A stylish downstairs bathroom and three upstairs bedrooms complete the internal space. Outside offers additional space for relaxation and entertaining. with a garden pod and decking. The property benefits from a double garage and off road parking for two vehicles.

Entrance Porch

Part double glazed composite front door. Engineered wood flooring with a wooden door leading into the living room.

Living Room

Double glazed window to the front aspect with shutters. Built in cupboards with shelving above. Feature fireplace with a tiled hearth. Vertical radiator. Engineered wood flooring.



Kitchen/ Dining Area

Tastefully fitted by the current owners with a modern range of wall and base units with a wooden work surface over incorporating a single ceramic Belfast sink. Peninsular unit with storage below. Freestanding range cooker with five ring gas hob and extractor hood over. Integrated dishwasher and space for a fridge/ freezer. A dining area with space for a large table and chairs. Part tiled walls and engineered wood flooring. Exposed brickwork. Large fireplace with a wooden mantelpiece and tiled hearth. Vertical radiator. Inset ceiling spotlights. Feature rooflight and a double glazed window to the rear aspect. Double glazed rear door leading to the outside space.



Rear Hall

Tiled floor. Under stairs storage cupboard. Carpeted stairs leading to the first floor accommodation.

Bathroom

Stylishly fitted and comprising a WC, vanity unit with wash hand basin and a free standing claw foot bath with rainfall shower over and handheld attachment. Vertical radiator. Tiled floor. Obscured double glazed window to the rear aspect.



Landing

Providing access to the bedrooms. Fitted carpet. Radiator. Hatch to boarded loft space with ladder access.

Bedroom One

Double glazed window to the front aspect with shutters. Built in cupboard. Radiator. Wooden laminate flooring.



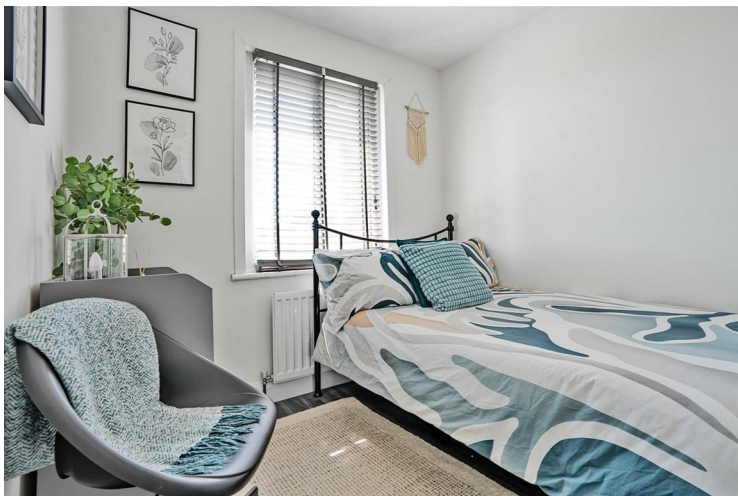
Bedroom Two

Double glazed window to the rear aspect. Built in cupboard with hanging space and a wall mounted gas combi boiler. Radiator. Wooden laminate flooring



Bedroom Three

Double glazed window to the rear aspect. Hanging space for clothes. Radiator. Wooden laminate flooring.



Rear Garden

A mature, well kept garden, laid to lawn, with flower and shrub borders and fruit trees. Garden pod with decking. Two brick built

storage sheds. Boundary fencing. A separate, large vegetable patch with a path leading to the garage.



Garage & Parking

Double garage with two metal up and over doors, situated to the rear of the property, with shared access via The Balcony side road. Personnel door and window to the rear aspect. Off road parking for two vehicles.

Front Of Property

Laid to lawn with flower and shrub borders and a pathway leading to the front door.



NB

Services and appliances have not been tested.

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.)

34 High Street Westoning

Approximate Gross Internal Area = 115.93 sq m / 1248 sq ft
(Including Outbuilding & Garage)

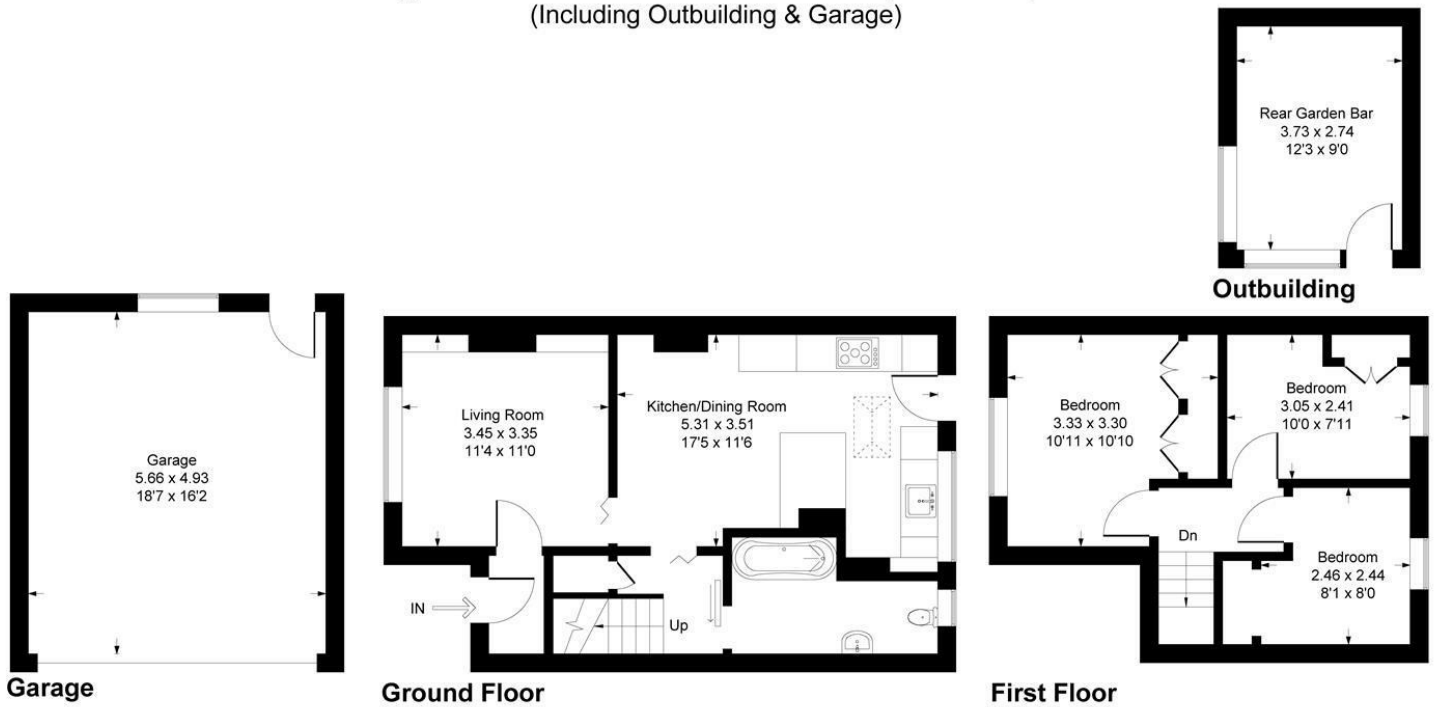


Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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