



A delightful three bedroom cottage is nestled in the heart of the charming village of Harlington. This property has been tastefully presented throughout and features a modern fitted kitchen, open plan living and dining room complete with feature log burner, three bedrooms, family bathroom and large rear garden complete with garden office or gym space. The cottage is located within a short walking distance to Harlington train station, providing quick and frequent access into Central London. An internal viewing is strongly recommended to appreciate this charming home.

## Entrance Lobby

Double glazed front door. Tiled floor. Part glazed door leading to the lounge area.

## Cloakroom

Comprising a low level WC and a pedestal wash hand basin. Heated towel rail. Tiled floor. Double glazed window to rear aspect.

## Lounge Area

Double glazed window to front aspect. Feature fireplace with wood/ multi-fuel burner and surround. Radiator. TV and telephone points.



## Dining Area

Double glazed window to rear aspect. Window to rear lobby area. Feature fireplace with surround. Radiator. Fitted carpet. Recessed storage and shelving.



## Kitchen

Fitted with a range of wall and base units with work surface over, incorporating a single sink drainer unit. Integrated oven with electric hob and extractor hood. Fridge and freezer. Space and plumbing for a washing machine and tumble drier. Tiled floor and part tiled walls. Gas boiler.

Double glazed window to the rear aspect and a double glazed door leading to the rear lobby.



## Rear Lobby

Double glazed door accessing the rear of the property. Tiled floor.

## Landing

A first floor landing providing access to all bedrooms and the bathroom.

## Bedroom One

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



## Bedroom Two

Double glazed window to the front aspect. Built in wardrobes. Radiator. Fitted carpet. Feature fireplace.



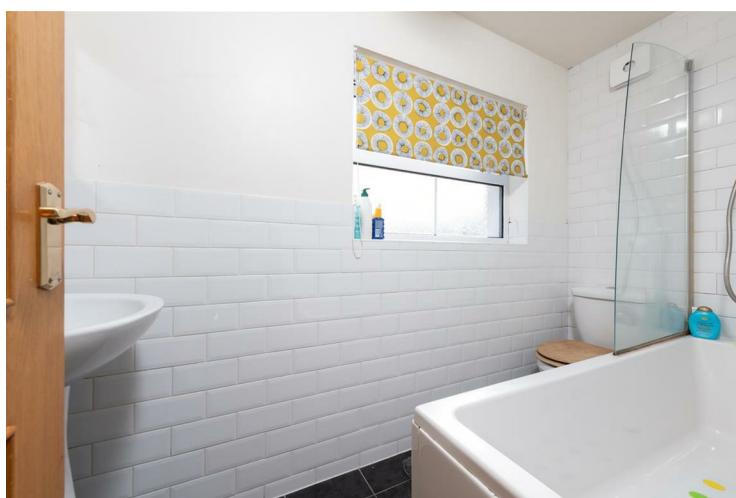
### Bedroom Three

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



### Family Bathroom

Comprising a low level WC, pedestal wash hand basin and a panelled bath with an overhead shower. Heated towel rail and extractor fan. Tiled floor and part tiled walls. Obscured double glazed window to the rear of the property.



### Rear Garden

A mature garden, laid mainly to lawn with flower and shrub borders. Paved patio and decking. Shed. Boundary fencing.



### Garden Room

Two double glazed windows to the side aspect. Double glazed French door to the front aspect. Wooden laminate flooring. Spotlights. Hard wired internet connection. Power point.



### Disclaimer - Warren

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 within a 3" differential.)

### NB

Services and appliances have not been tested.

## 10 Westoning Road

Approximate Gross Internal Area = 70.7 sq m / 761 sq ft

Office = 7.5 sq m / 81 sq ft

Total = 78.2 sq m / 842 sq ft

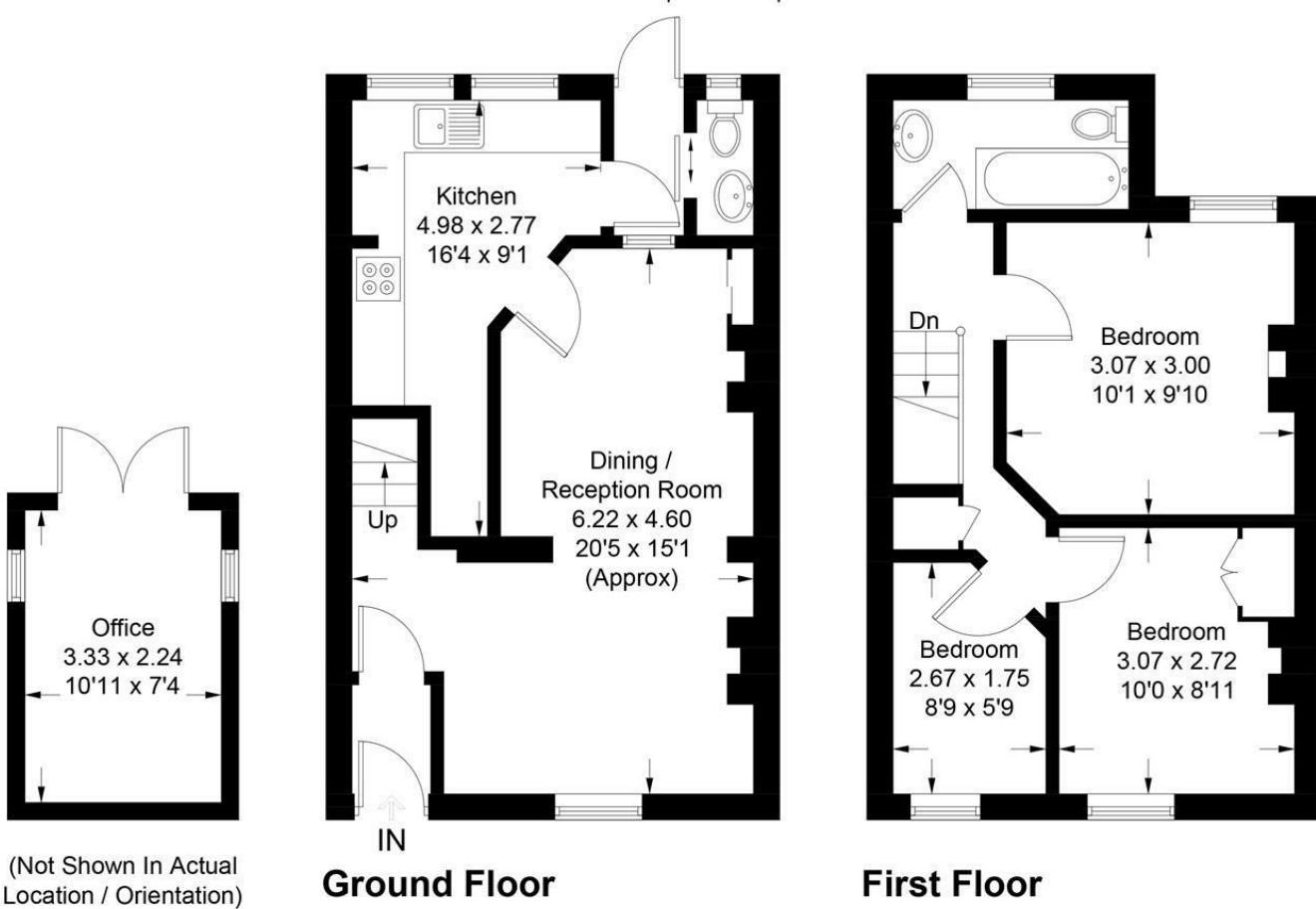


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