



Located in the delightful village of Westoning, this charming end of terrace house offers a perfect blend of comfort and convenience. The property is situated within easy walking distance to local amenities, including a lower school, shops, pubs, and a park with a children's play area, making it an excellent choice for families.

Westoning is known for its strong community spirit and picturesque surroundings, with beautiful countryside walks just a stone's throw away. For those who require easy access to larger towns or cities, the M1 motorway is conveniently close, and the mainline train station in Harlington is just a short drive away, providing excellent transport links.

This property presents a wonderful opportunity to enjoy village life while still being well-connected to the wider area. Whether you are looking to settle down or invest, this home in Westoning is not to be missed.

The property features three bedrooms and the inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The house boasts a well-appointed bathroom and a practical kitchen, ensuring all your daily needs are met. Outside, you will find a lovely, easy to maintain, courtyard garden and a detached single garage, adding to the convenience of this lovely home.

Entrance Hall

Double glazed front door. Radiator. Wooden laminate flooring. Inset ceiling spotlights. Carpeted stairs rising to the first floor accommodation.

Living/ Dining Room

An inviting dual aspect room with a triple glazed window to the front aspect and patio doors to the rear, leading to the courtyard garden. Wooden laminate flooring throughout. Two radiators. Inset ceiling spotlights. Understairs storage cupboard.



Kitchen

Fitted with a modern range of wall, drawer and base units with work surface over incorporating a single drainer sink unit. Integrated electric oven and hob with extractor hood over. Integrated fridge/freezer. Space and plumbing for a washing machine. Part tiled walls and tiled floor. Radiator. Inset ceiling spotlights. Double glazed window to the rear aspect.



Landing

Providing access to the bedrooms and bathroom. Fitted carpet. Inset ceiling spotlights. Airing cupboard.

Bedroom One

Two double glazed windows to the front aspect. Cupboard with hanging space. Radiator. Wooden laminate flooring. Inset ceiling spotlights. Hatch to boarded loft space with light, power and ladder access, housing the boiler.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Wooden laminate flooring. Inset ceiling spotlights.



Bedroom Three

Double glazed window to the rear aspect. Radiator. Wooden laminate flooring. Inset ceiling spotlights.



Bathroom

Tastefully fitted and comprising a WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls and tiled floor. Heated towel rail. Extractor fan. Inset ceiling spotlights. Obscured double glazed window to the side aspect.



Rear of Property

A block paved courtyard garden with well kept raised borders. Outside tap. Brick wall and boundary fencing with gated pedestrian access to the side of the property.



Garage

A detached single garage with an up and over door and light/power, accessed from Sanderson Road.



Front Of Property

Set back from the road with brick paving adjacent to the property. Brick planters with mature shrubs. Front door canopy.



NB

Services and appliances have not been tested.

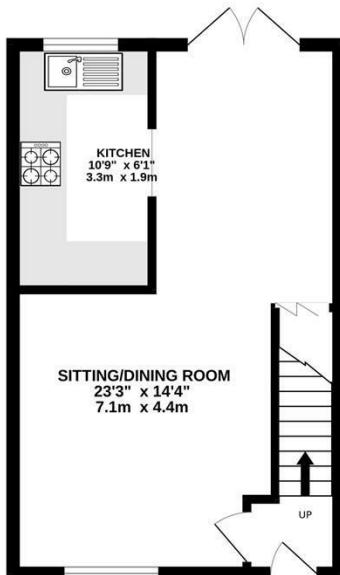
Viewing

By appointment through Bradshaws.

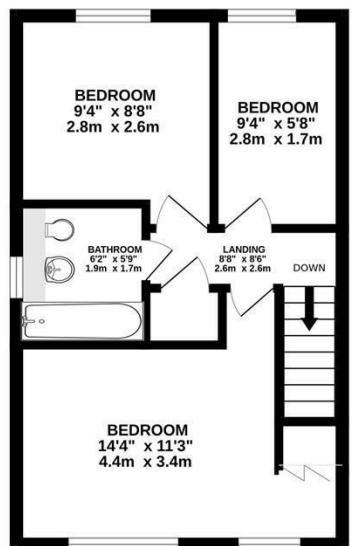
Disclaimer

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.)

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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