



New to the market to Let. A delightful three bedroom cottage, nestled in the heart of the charming village of Harlington.

This property has been tastefully presented throughout and features a 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. Available to rent in February 2025, subject to satisfactory references.

Entrance Lobby

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

Cloakroom

Comprising a WC and a wall hung corner wash hand basin with splashback. Heated towel rail. Tiled floor. Obscured double glazed window to the rear aspect.

Living Area

Double glazed window to the front aspect. Feature brick fireplace and surround with wood/ multi-fuel burner. Radiator. Fitted carpet and stairs leading to the first floor accommodation.



Dining Area

Double glazed window to the rear lobby area and a part glazed door leading through to the kitchen. Feature brick fireplace and surround. Radiator. Fitted carpet. Recessed storage and shelving. Fitted carpet.

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. Integrated slim line dishwasher. Space and plumbing for a washing machine. Tiled floor and part tiled walls. Wall mounted 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. Hatch to loft. Radiator. Storage cupboard. Fitted carpet.

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 wardrobe. Radiator. Fitted carpet. Feature fireplace.



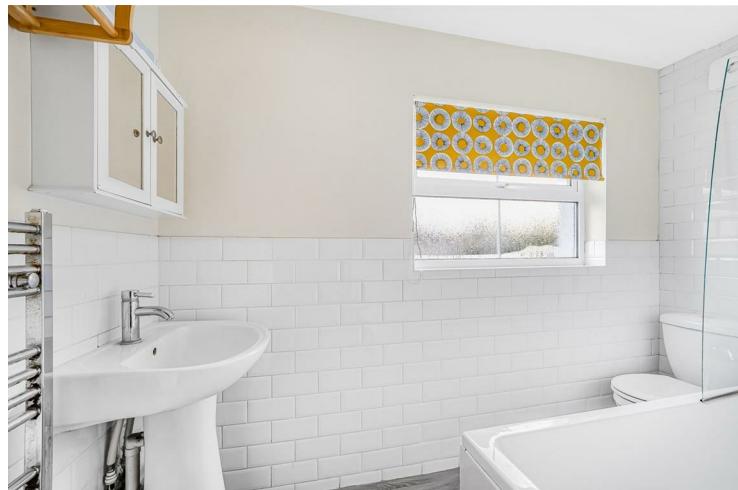
Bedroom Three

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



Bathroom

Comprising a WC, pedestal wash hand basin and a panelled bath with an overhead shower. Heated towel rail and extractor fan. Part tiled walls. Obscured double glazed window to the rear aspect.



Front Of Property

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

Referencing

All tenancies are subject to satisfactory referencing.

Viewing

By appointment through Bradshaws.

Rear of Property

A mature garden, laid mainly to lawn, with flower and shrub borders. Paved patio and decking areas. Brick wall and boundary fencing with gated pedestrian access to the side of the property.



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.

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

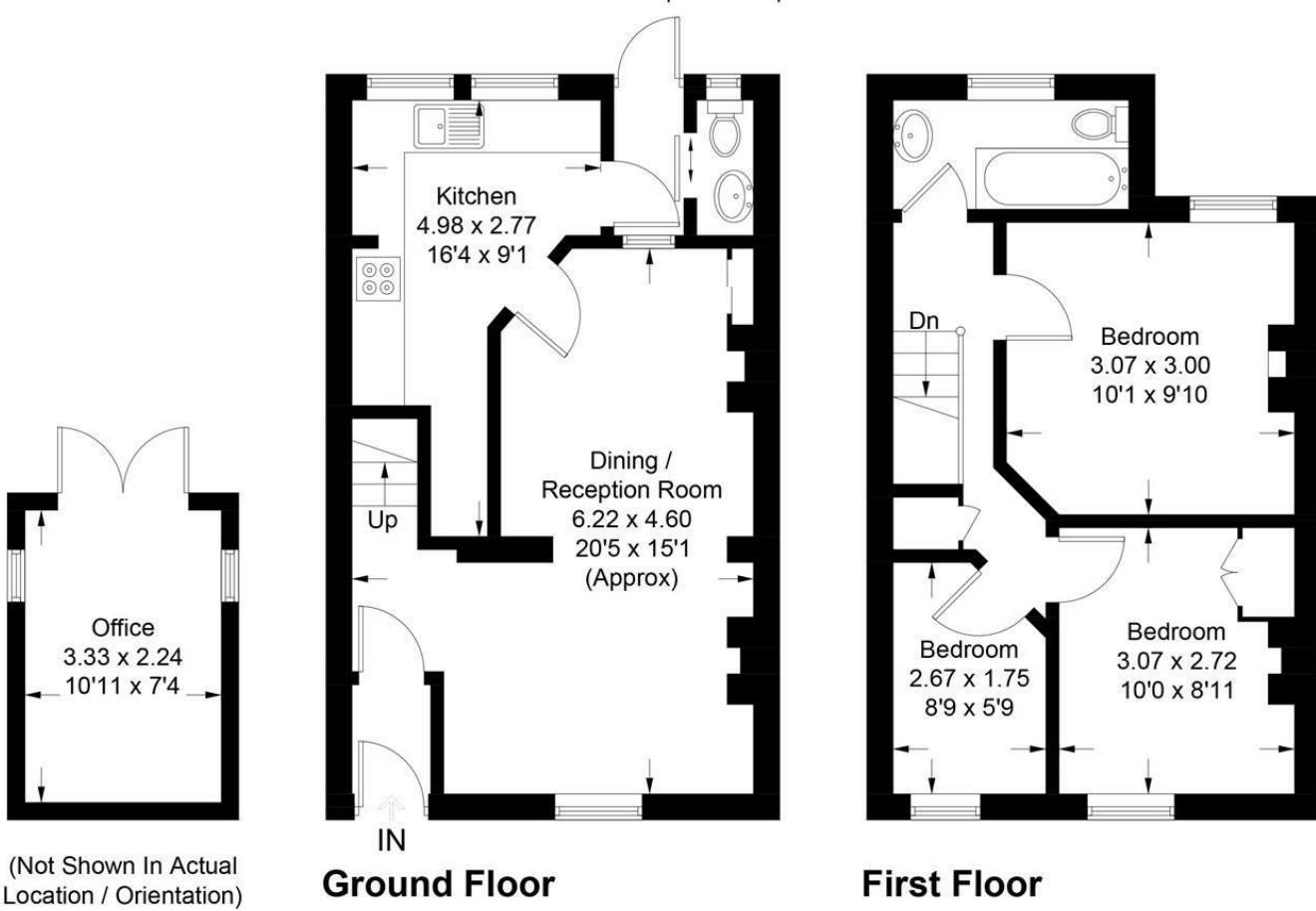


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