



## Sipson Road Sipson Middlesex UB7

Offers In Excess Of £345,000

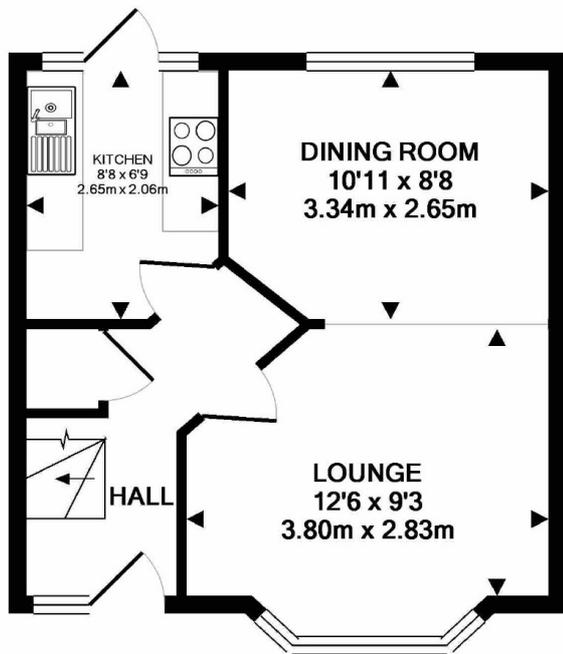
- Three Bedroom Terraced House • Entrance Hallway • First Floor Bathroom • Living / Dining Room • Fitted Kitchen • Gas Central Heating • Double Glazing • Own Driveway • Rear Garden •

### DESCRIPTION

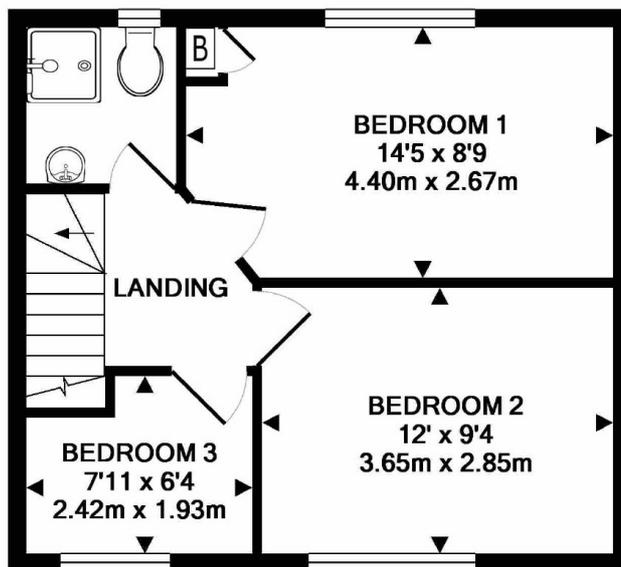
A terraced house boasting a dual aspect living/dining room and three bedrooms, ideally located for those requiring easy access to London Heathrow Airport or nearby associated businesses. The ground floor accommodation comprises an entrance hallway, light filled living/dining room with attractive bay window and a kitchen fitted with a comprehensive range of white gloss wall and floor cupboard units with black granite effect laminate work surfaces. Stairs from the entrance hallway lead to the first floor landing providing access to the three bedrooms (two double and one single) and a shower room with classic white suite and extensive wall tiling.

### OUTSIDE

Front: Dropped kerb provides vehicular access to good concrete hard standing surface with off street parking for up to two motor vehicles. Hedge to both side boundaries.  
Rear: Mainly laid to lawn and in need of landscaping. Useful brick built store. Shared pedestrian access.



GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**LOCATION**

The property is well placed for easy access to London Heathrow Airport. Bus routes and Heathrow Primary School are within short walking distance. The motorway network, Stockley Business Park and the town centres of West Drayton (with mainline railway station - Crossrail from 2019), Hayes, Hounslow & Uxbridge are all within easy motoring distance.

**NOTE**

The current owner advises that although the property can be sold with vacant possession, it could also be sold as a buy-to-let with the present tenants in occupation, should the purchaser so wish.

**HEATING & HOT WATER**

Gas fired combination boiler serving radiator system and providing domestic hot water.

**WINDOWS**

White UPVC double glazed sealed unit windows.

**COUNCIL TAX**

We understand that the current council tax band is D.

**SERVICES**

Mains gas, electricity, water and drainage.

**TENURE**

Freehold.

**VIEWINGS**

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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