



## Sipson Road UB7 0HU

Charrison Davis bring to the market this 4 bedroom semi-detached house located in the heart of Sipson village. The property comprises of a living room, kitchen and dinner to the ground floor and the first floor has two double bedrooms, a single room and a family bathroom. The second floor comprises of a huge bedroom with and en-suite shower room. A private rear garden and off street parking for at least 2 vehicles to the front complete the property.

Located in the heart of Sipson Village the property has excellent transport links being located a short walking distance from the Bath Road. Also with the M4 and M25 Motorways a short drive and relatively easy access to London underground and over ground services.

Local Schools include Heathrow Primary School, William Byrd Primary Academy, and a short drive to Harlington Secondary School and Cranford Community College.

## Accommodation

4 Bedroom Semi-Detached House

Off Street Parking

Private Rear Garden

No Upper Chain

EPC Rating TBC

## Ground Floor

**Living Room - 13' 7" x 12' 4" (4.15m x 3.77m)** Wood flooring, feature fireplace, radiator and double glazed bay windows to front aspect.

**Kitchen -** Ceramic tiled floor and wall mounted gas central heating boiler. Fitted wall and base units with worktops to include a cooker and hob, extractor fan, space for washing machine, stainless steel sink unit, space for fridge/freezer and part tiled walls and splashbacks. Double glazed window to rear aspect and upvc door to side.

**Dining Room - 10' 6" x 12' 4" (3.21m x 3.77m)** Wood flooring, a radiator and double glazed windows with patio doors to rear garden.



## First Floor

**Bedroom 2 - 11' 5" x 12' 4" (3.5m x 3.77m)** Fitted carpet, built in wardrobes and a radiator. Double glazed bay window to front aspect.



**Bedroom 3 - 10' 6" x 12' 4" (3.21m x 3.77m)** Fitted carpet and a radiator. Double glazed window to rear aspect.

**Bedroom 4 - 7' 8" x 7' 7" (2.35m x 2.33m)** Fitted carpet, built in cupboard and a radiator. Double glazed window to front aspect.



**Bathroom -** Tiled floor and chrome towel radiator. Three piece bathroom suite to include bath with shower, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks. Double glazed window to rear and side aspect.

## Second Floor

**Bedroom 1 - 17' 8" x 15' 1" (5.4m x 4.61m)** Fitted carpet and a radiator. Double glazed window to rear aspect.

**En-Suite Shower Room -**



## Exterior

**Front -** Block paving with parking for 2 vehicles.

**Rear -** Laid to lawn



**Tenure** - Freehold

**Council Tax** - D

**About Sipson** - Sipson is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport adjacent to the Bath Road and offers easy access to the M4/M25 motorway network. The district adjoins Harlington to the east and West Drayton to the north which benefits from a mainline station on the Great Western Main Line to Paddington. The Crossrail project linking West Drayton to Canary Wharf is due to complete in 2019. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The village is surrounded by Green Belt land and open fields and also contains a select number of shops and restaurants. There are also two public houses: The Plough and The King William IV. The latter being a Grade II listed building originally built in the 16th century. Heathrow Primary school is located in Sipson Lane.

The 222 bus route runs regularly through the village connecting Sipson to West Drayton, Uxbridge, Heathrow Airport, the Bath Road and Hounslow.



