

3 Bed Terraced House

Offers in Excess of
£400,000



Sipson Road UB7 0HY

3 BEDROOM TERRACED HOUSE: A well presented 3 bedroom (including loft conversion with building regulations) terraced property with 2 reception rooms.

Set in a convenient location perfect for easy access to London Heathrow Airport, the 222 bus route, the M4/M25 motorway network and the Bath Road. West Drayton mainline station to Paddington (Crossrail due 2022) is only a short bus ride away.

This property is available with no upper chain and also benefits from a composite front door, double glazed windows, off street parking, rear garden and gas central heating.

Ideal investment opportunity.

Accommodation

3 Bedroom Terraced House (Loft Room)

2 Reception Rooms

Gas Central Heating / Double Glazing

Convenient Location

Private Rear Garden

No Upper Chain

EPC Rating D / Freehold

Ground Floor

Entrance - Part glazed front door into hall

Hall - Fitted carpet. Stairs to first floor

Kitchen - 7' 6" x 7' 6" (2.3m x 2.3m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to side aspect

Room 1 - 12' 1" x 8' 10" (3.7m x 2.7m) Fitted carpet and radiator. Double glazed window to front aspect

Room 2 - 11' 5" x 10' 2" (3.5m x 3.1m) Fitted carpet and radiator. Double glazed window to rear aspect



First Floor

Landing - Fitted carpet and radiator. Double glazed window to front aspect.

Stairs to second floor

Room 3 - 11' 5" x 11' 5" (3.5m x 3.5m) Fitted carpet and radiator. Double glazed window to rear aspect

Room 4 - 12' 1" x 8' 10" (3.7m x 2.7m) Fitted carpet and radiator. Double glazed window to front aspect

Bathroom - 7' 6" x 7' 6" (2.3m x 2.3m) Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.



Second Floor

Room 5 - 14' 1" x 12' 5" (4.3m x 3.8m) (overall size into eaves). Fitted carpet and radiator. Two double glazed skylight windows

Exterior

Outside Front - PARKING: Permit parking is in operation in this area. Please ask for further details.

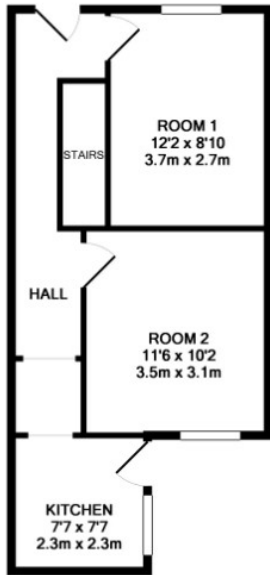
Outside Rear - Private rear garden



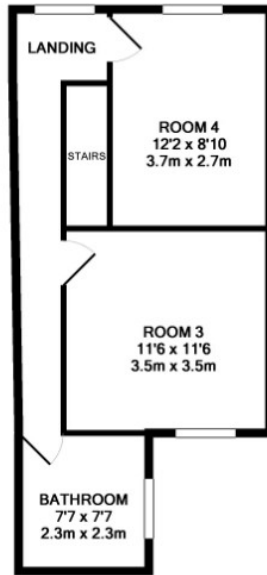
Tenure - Freehold

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 for completion in 2020. 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.





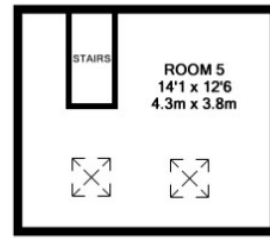
GROUND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 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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2ND FLOOR
APPROX. FLOOR
AREA 176 SQ.FT.
(16.3 SQ.M.)

