



## **Sipson Lane UB3 5EH**

**3 BEDROOM / GREAT LOCATION:** This property is situated in a popular residential location just off Harlington High Street making it close to local amenities, bus routes and schools.

This family home features an entrance porch, entrance hall, reception room, dining room, fitted kitchen with breakfast area, and downstairs W.C to the ground floor. Upstairs are 3 bedrooms with family bathroom.

Other benefits include double glazing, gas central heating, well proportioned front and rear garden areas with off street parking to the front of the property, planning permission for loft conversion brick built annex.

## **Accommodation**

**3 Bedrooms**

**Extended Semi Detached House**

**2 Reception Rooms**

**Well Presented**

**Modern Kitchen**

**Off Street Parking & Brick Built Annex**

**Planning Permission For Loft Conversion**

**EPC Rating D / Freehold**

## Ground Floor

**Entrance Porch** - Tiled flooring.

**Hall** - Tiled flooring, radiator and under stair storage cupboards.

**Reception Room** - Laminate flooring, radiator and front aspect double glazed bay window.

**Dining Area** - Wooden flooring, radiator and feature fireplace.

**Kitchen / Breakfast Area** - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, space for dishwasher and breakfast bar. Double glazed window and door to aspect.

**Shower Room** - Tiled flooring and heated towel rail. Three-piece shower suite to include a shower cubicle, wall mounted hand basin, low level W.C. and tiled walls and splashbacks.



## First Floor

**Bedroom 1** - Laminate flooring, radiator, fitted wardrobes and front aspect double glazed window.

**Bedroom 2** - Laminate flooring, radiator, fitted wardrobes and rear aspect double glazed window.

**Bedroom 3** - Laminate flooring, radiator, fitted wardrobes and front aspect double glazed window.

**Bathroom** - Tiled flooring and heated towel rail. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**Outside Front** - Off street parking for 2 cars.

**Outside Rear** - Patio area and laid to lawn.

**Tenure** - Freehold.



**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

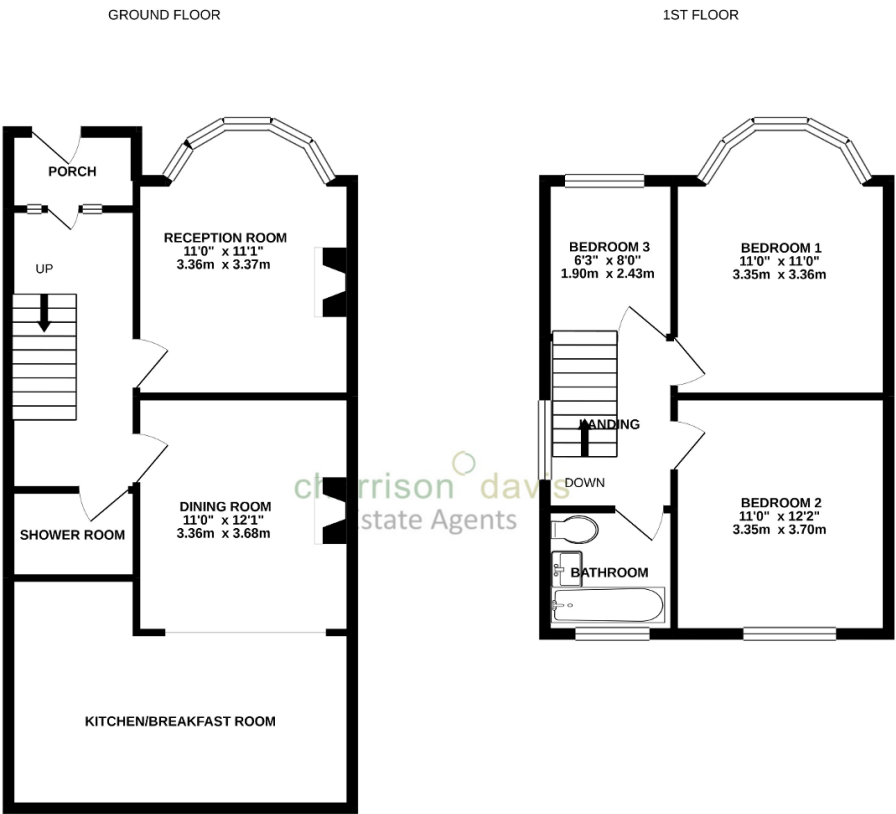
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.









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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		