

## Sipson Lane UB3 5EH

SOLD BY CHARRSION DAVIS / SIMILAR PROPERTIES

REQUIRED: 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 hall, through lounge fitted kitchen with dining area, and w.c/utility room 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.

## Accommodation

3 Bedroom Semi Detached House

Highly Sought after Location

Good Potential

Downstairs W.C / Utility Room

Off Street Parking

Large Through Lounge

Close to Local Primary School

EPC Rating TBC / Freehold

## Ground Floor

**Hall** - Radiator and under stairs storage cupboard.

**Through Lounge** - 24' 10" x 10' 11" (7.59m x 3.34m) Feature fireplace, radiator, fitted carpet and double glazed bay window.

**Kitchen / Dinner** - 10' 8" x 16' 11" (3.27m x 5.16m) Fitted wall and base units with worktops to include a one and a half drainer sink unit, cooker point, gas hob, space for fridge, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to side and rear aspect.

Dinning area has a radiator and sliding doors to rear garden.

**W.C / Utility Room** - 8' 9" x 5' 11" (2.69m x 1.81m) Laminate flooring, radiator, low level W.C, wall mounted hand basin and fitted wall and base units.



## First Floor

**Bedroom 1** - 12' 8" x 10' 11" (3.87m x 3.34m) Fitted carpet, radiator, fitted wardrobes and vanity desk and bay front aspect window with double glazing

**Bedroom 2** - 12' 2" x 10' 11" (3.73m x 3.35m) Fitted carpet, radiator and double glazed rear aspect window.

**Bedroom 3** - 8' 6" x 5' 11" (2.6m x 1.81m) Fitted carpet, radiator and double glazed window.

**Bathroom** - 8' 9" x 5' 11" (2.69m x 1.81m) Three-piece bathroom suite to include a panel enclosed bath, wall mounted shower, wall mounted hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Front Garden** - Block Paved with parking and side access to rear.

**Rear Garden** - Large rear garden, patio area and laid to law, and brick built outbuilding.

**Tenure** - Freehold



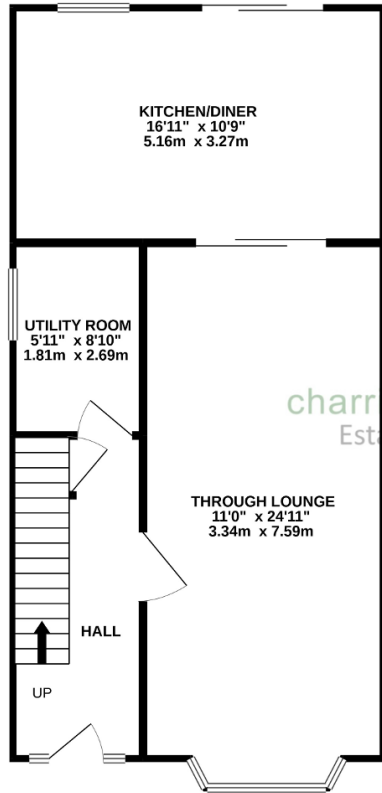
**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. 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.

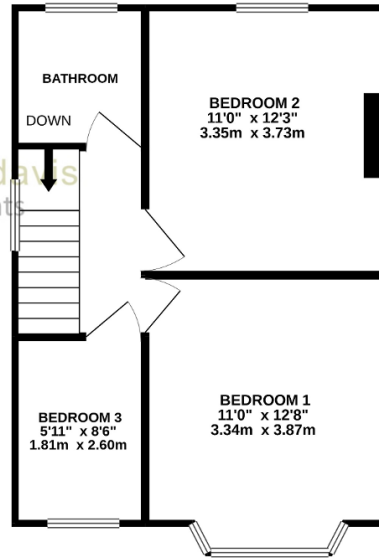
The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington,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



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

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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