



## Harmondsworth Lane Sipson UB7 0JQ

**3 BEDROOM / OWN DRIVE TO GARAGE:** Situated in a popular location, this 3 bedroom semi detached house is perfectly located for London Heathrow Airport and ideal for those looking for a good size family home or rental investment.

Features include a large entrance hall, kitchen, lounge, 3 double bedrooms and bathroom.

This larger than average property is conveniently placed for public transport to Heathrow Airport and offers easy access to the M4/M25 motorway networks. West Drayton mainline station to Paddington (Crossrail due 2022) is also only a short distance away.

Other benefits include own drive way to garage, private rear garden with patio and double glazed windows and doors.

## Accommodation

3 Bedrooms

Semi Detached House

Through Lounge

Double Glazing

Fitted Kitchen

No Upper Chain

Own Driveway To Garage

EPC Rating D / Freehold

## Ground Floor

**Entrance Hall** - Fitted carpet.

**Through Lounge** - 24' 11" x 11' 5" (7.6m x 3.5m) Fitted carpet, feature fireplace, front aspect double glazed window and patio doors leading to garden.

**Kitchen** - 10' 2" x 7' 10" (3.1m x 2.4m) Vinyl 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 and part tiled walls and splashbacks. Rear aspect double glazed window and door leading to garden.



## First Floor

**First Floor Landing** - Fitted carpet and access to loft.

**Bedroom 1** - 11' 11" x 9' 10" (3.65m x 3m) Fitted carpet, fitted wardrobe, electric heater and front aspect double glazed window.

**Bedroom 2** - 10' 2" x 9' 10" (3.1m x 3m) Fitted carpet, electric heater and rear aspect double glazed window.

**Bedroom 3** - 8' 2" x 8' 0" (2.5m x 2.45m) Fitted carpet, electric heater and front aspect double glazed window.

**Bathroom** - Vinyl flooring and radiator. Bathroom suite to include a panel enclosed bath, pedestal hand basin and part tiled walls and splashbacks. Frosted double glazed window.

**Separate W.C** - Vinyl flooring, low level W.C and side aspect frosted double glazed window.



## Exterior

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

**Outside Front** - Own drive to garage and front garden laid to lawn.

**Tenure** - Freehold.

**About Harmondsworth** - Harmondsworth & Sipson is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. Harmondsworth is just south of

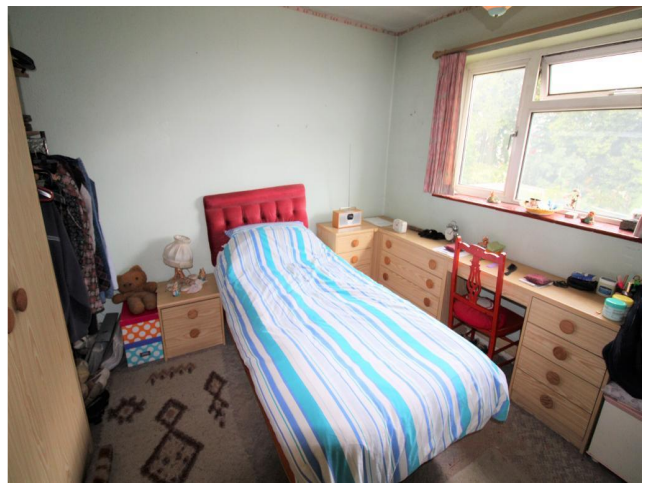


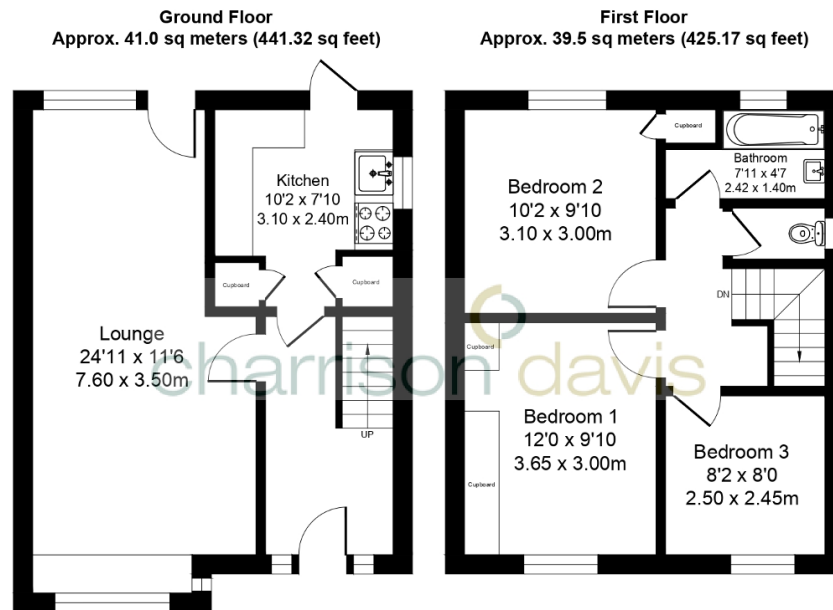
West Drayton which benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2022 linking West Drayton to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The historic village has a Post Office and two convenience stores, Harmondsworth Primary school and two public houses, The Crown and The Five Bells. Buildings of significant historical interest are The Great Barn, dating back to 1425, a Grade I listed building and a Scheduled Ancient Monument (the largest extant timber-framed building in England) and the church of St Mary which has parts dating back to the 12th century.

It is also home to the international head office of British Airways called The Waterside, and beside the huge office complex is Harmondsworth Moor, an area owned and managed by British Airways that was brought to its current state as part of the process to turn the open land into the complex and surrounding park.

Well regarded Heathrow primary school a short distance from the property.





**Total Area Approx. 80.5 sq meters (866.49 sq feet)**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		