



## Sipson Road UB7 0HZ

SOLD BY CHARRSION DAVIS / SIMILAR PROPERTIES

REQUIRED: A well presented 3 bedroom mid terraced property with 2 reception rooms and conservatory.

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 has been well cared for by the current owners and features a well fitted kitchen, fitted bathroom and well maintained rear garden.

This property also benefits from off street parking and gas central heating.

Viewing High Recommended.

## Accommodation

3 Bedrooms

Mid Terrace

2 Reception Rooms

Conservatory

Private Rear Garden

Off Street Parking

EPC Rating E / Freehold



## Ground Floor

**Entrance Hall** - Fitted carpet, radiator and under stair storage.

**Reception Room 1** - Fitted carpet, radiator and front double glazed aspect bay window.

**Reception Room 2** - Fitted carpet and radiator.

**Conservatory** - Laminate flooring, x 2 radiator and double glazed windows and doors leading to garden.

**Kitchen** - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window and door to aspect.



## First Floor

**Bedroom 1** - Fitted carpet, radiator and double glazed window.

**Bedroom 2** - Fitted carpet, radiator and double glazed window.

**Bedroom 3** - Fitted carpet, radiator and 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 part tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Outside Rear** - Patio area, x 2 timber shed

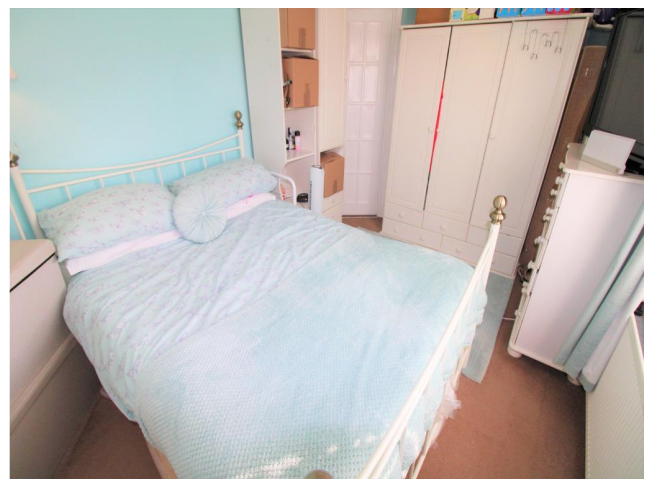
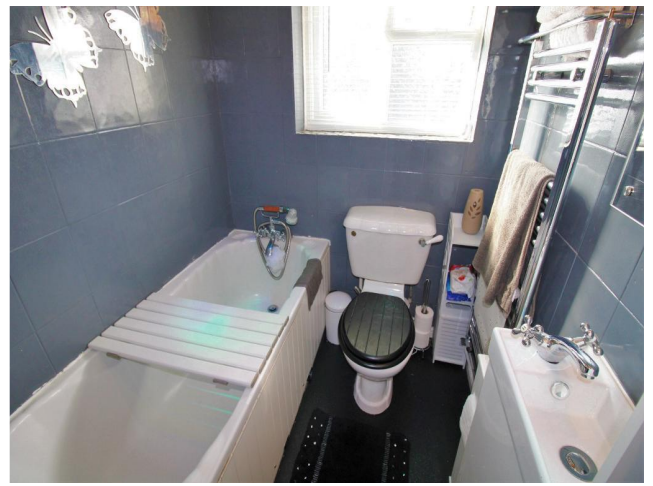
**Outside Front** - Off street parking.

**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

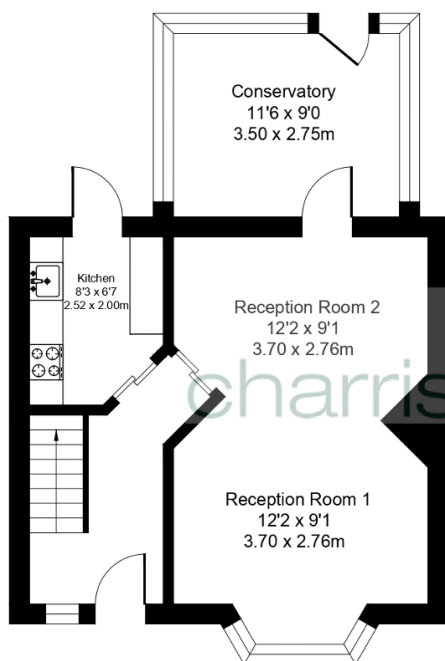


Harlington to the east and West Drayton to the north which benefits from a mainline station on the Great Western Main Line to Paddington. The Crossrail project linking West Drayton to Canary Wharf is due for completion in 2022. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

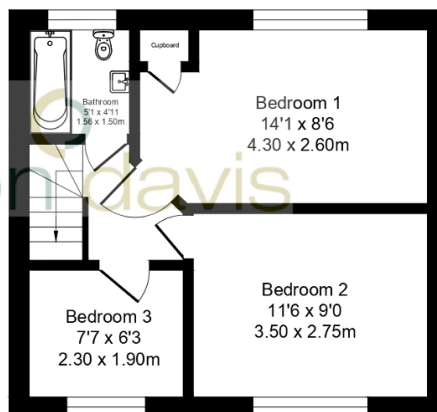




**Ground Floor**  
Approx. 44.0 sq meters (473.91 sq feet)



**First Floor**  
Approx. 32.7 sq meters (352.24 sq feet)



**Total Area Approx. 76.7 sq meters (826.16 sq feet)**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		