



Sipson Lane UB3 5EH

3 BEDROOM SEMI DETACHED HOUSE/ GREAT LOCATION: This extended 3 bedroom semi detached house is North facing and situated in a popular and desirable residential location just off Harlington High Street. Close to local amenities, bus routes, schools, train stations and motorway networks.

Other benefits include double glazing, gas central heating, situated on a large plot with excellent proportioned front and rear garden areas with off street parking to the front of the property for several vehicles.

This family home features an entrance porch, entrance hall, two reception rooms, dining room, fitted kitchen with breakfast area and conservatory to the ground floor. Upstairs are 3 bedrooms with family bathroom. To the rear is a large, versatile outbuilding with a power supply.

Viewings Highly Recommended.

Accommodation

3 Bedroom Semi Detached

**Highly Sought after
Location**

North Facing

Off Street Parking

**Large Rear Garden with
Side Access**

Versatile Outbuilding

**Double Glazing & Gas
Central Heating**

EPC Rating E / Freehold

Ground Floor

Hall - Radiator and under stairs storage cupboard.

Living Room / Study / Bedroom 4 - 13' 5" x 10' 5" (4.1m x 3.2m) Fitted carpet, radiator and double glazed bay window.

Lounge - 11' 5" x 10' 5" (3.5m x 3.2m) Fitted carpet and radiator

Kitchen / Diner - 16' 4" x 16' 4" (5m x 5m) Fitted wall and base units with worktops to include a double sink unit, cooker point, space for fridge, plumbing for washing machine, and part tiled walls and splashbacks. Double glazed window to side aspect and door to conservatory.

Dinning area has a breakfast bar, skylight and doors leading to conservatory.

Conservatory - 10' 5" x 14' 9" (3.2m x 4.5m) Tiled flooring, low level brick with double glazed windows to rear and side aspect and doors to rear garden.



First Floor

Bedroom 1 - 12' 9" x 10' 9" (3.9m x 3.3m) Fitted carpet, radiator, fitted wardrobes bay front aspect window with double glazing

Bedroom 2 - 11' 9" x 10' 9" (3.6m x 3.3m) Fitted carpet, radiator and double glazed rear aspect window.

Bedroom 3 - 7' 6" x 5' 6" (2.3m x 1.7m) Fitted carpet, radiator and double glazed front aspect window.

Bathroom - Three-piece bathroom suite to include a panel enclosed bath, wall mounted power shower, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window.



Exterior

Front Garden - Off street parking and side access to rear.

Rear Garden - Large rear garden, patio area, laid to lawn and outbuilding.

Outbuilding - 16' 0" x 17' 0" (4.9m x 5.2m) Wood built and

glazed with power supply.

Tenure - Freehold

Council Tax - D

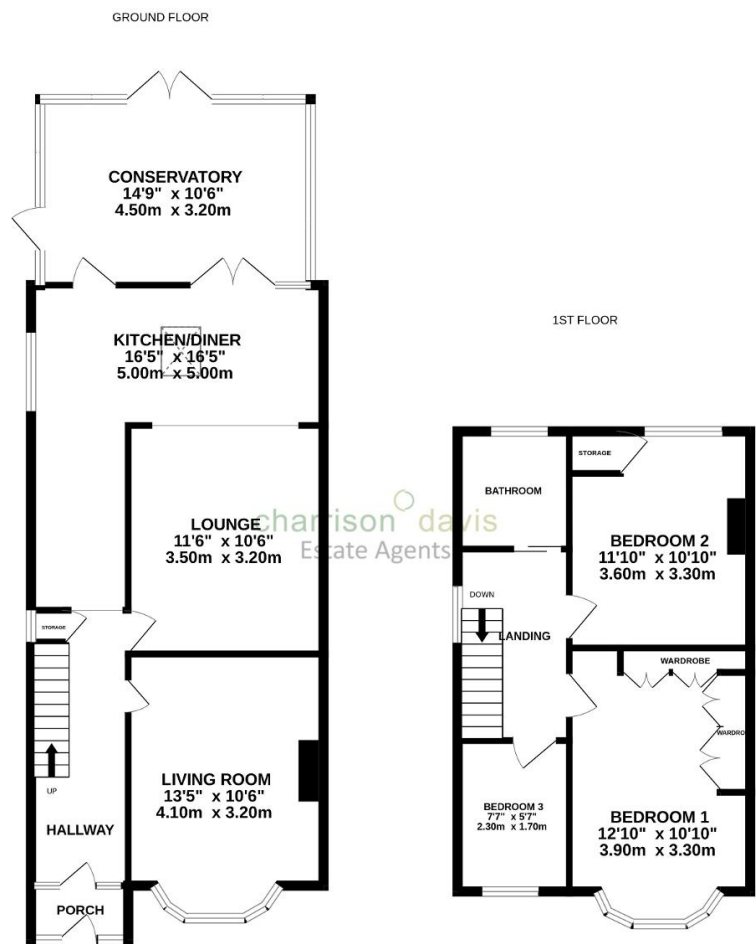
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The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