

Sipson Road

West Drayton • • UB7 9DP
Guide Price: £465,000



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This extended three bedroom, terraced family home offers bright and versatile accommodation arranged over two floors. The ground floor features a spacious double reception room, a fitted kitchen with adjoining utility area and a family bathroom, while upstairs provides three bedrooms including a generous principal bedroom. Externally, the property benefits from off-street parking to the front and a spacious rear garden. Offered with the significant advantage of no onward chain, this home presents an excellent opportunity for buyers seeking a straightforward purchase with scope to personalise.

No chain

Terraced home

Three bedrooms

Extended

969 sq.ft

22ft double reception room

16ft master bedroom

Driveway

Spacious garden with storage shed

Prime location for Schools & commuting

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

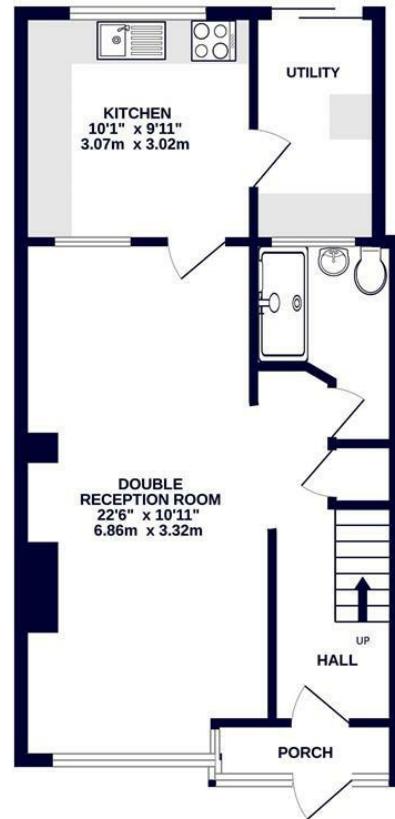




OUTBUILDING
93 sq.ft. (8.7 sq.m.) approx.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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CoopersResidential.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100	A
95-98	B
90-94	C
85-89	D
80-84	E
75-79	F
70-74	G
All energy efficient - higher running costs	
79-100	79
75-78	58
70-74	70
65-69	65
60-59	60
55-54	55
50-49	50
45-44	45
40-39	40
35-34	35
30-29	30
25-24	25
20-19	20
15-14	15
10-9	10
5-4	5
0-1	1

England & Wales

EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.