

27

Sipson Close
Sipson
Middlesex
UB7 0JX

RWHITLEY
Est. 1938 & CO

Guide Price £425,000



- End-of-Terrace House
- Three Bedrooms
- Living Room
- Dining Room
- Conservatory
- Kitchen + Utility Area
- Gas Central Heating
- Driveway
- Generous Garden
- No Onward Chain

DESCRIPTION

An opportunity to purchase a conveniently located family home, ideal for the M4/M25 motorway networks and London Heathrow Airport. The accommodation features a living room, dining room which is open plan to a spacious conservatory with double doors out to the rear garden, fitted kitchen and adjoining utility area. To the first floor the landing provides access to two double bedrooms, a single bedroom and family bathroom. The property also benefits from gas central heating and double glazed windows and is available with no upper chain.

OUTSIDE

Front: Paved driveway with parking for up to

two vehicles.

Rear: Good size rear garden. Patio with pathway leading to rear of the garden with concrete hardstanding area and timber shed. Balance laid to lawn.

LOCATION

The property is well placed for easy access to London Heathrow Airport. Bus routes and Heathrow Primary School are within short walking distance. The motorway network, Stockley Business Park and the town centres of West Drayton (with mainline railway station - Elizabeth Line), Hayes, Hounslow & Uxbridge are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed windows.

COUNCIL TAX

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold

VIEWINGS

Strictly by appointment with R. Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

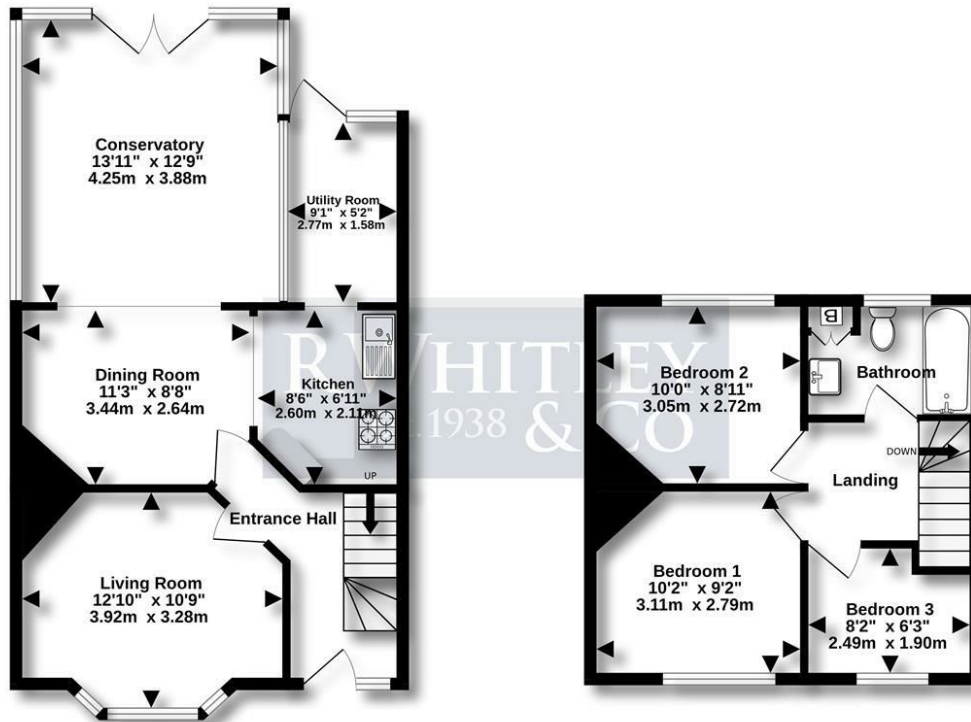






GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

FIRST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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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