

88

Sipson Road  
West Drayton  
Middlesex  
UB7 9DW

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RWHITLEY  
Est. 1938 & CO

# Guide Price £525,000



- 3 Bed Semi-Detached House
- Living Room
- Dining Room
- Kitchen
- Sun Room
- Shower Room + Separate WC
- Garage
- Garden
- No Onward Chain

## DESCRIPTION

Offered for sale for the first time since its construction, this well-maintained three-bedroom semi-detached home is available with no onward chain. The thoughtfully arranged accommodation includes a practical porch, a welcoming entrance hallway, and a 12'7 x 12' living room which opens into a 10'1 x 10' dining room. Sliding doors lead from the dining area into a bright sun room, which in turn features double doors opening out to the rear garden. The fitted kitchen also connects directly to the sun room, enhancing the flow of the ground floor.

Upstairs, the first-floor landing provides access to three bedrooms: the principal bedroom and second bedroom both benefit

from built-in and fitted wardrobes, while the third bedroom includes a built-in cupboard. A modern, fully tiled shower room and a separate, fully tiled WC complete the first floor.

## OUTSIDE

Front: A dropped kerb leads to a shared driveway, giving access to a detached garage at the rear. The frontage features a low-level brick wall boundary and is crazy-paved with well-defined planting borders.

Rear: The garden is paved for low maintenance and includes a planting border. A detached garage with an additional storage area to the rear is also accessible.

## LOCATION

The property is conveniently located within walking distance of local schools, shops, and bus routes. West Drayton town centre—with its Elizabeth Line station—is easily reached, as are Uxbridge, London Heathrow Airport, the motorway network, and Stockley Business Park.

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

## WINDOWS

Mainly double glazed .

## COUNCIL TAX BAND

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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>77</b> |
| (55-68) <b>D</b>                            | <b>65</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |









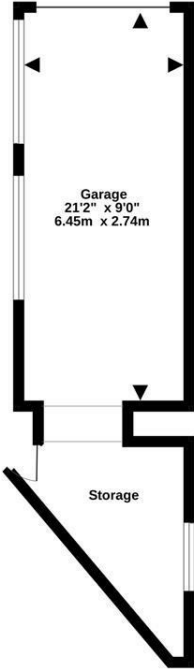
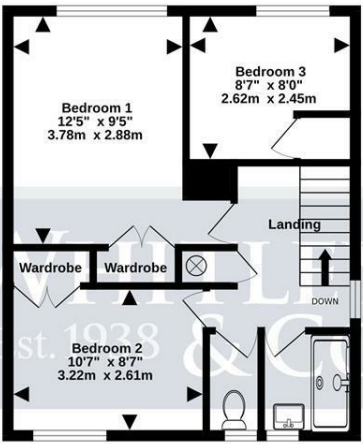
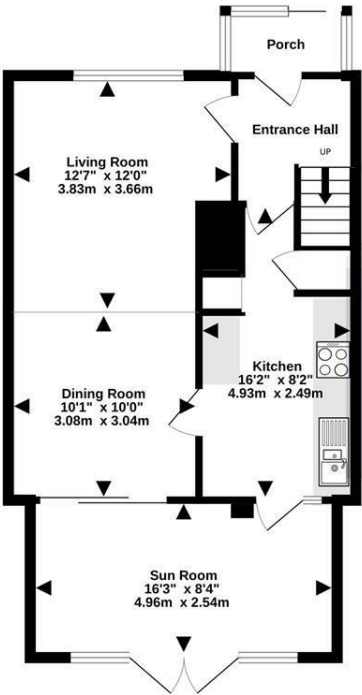




GROUND FLOOR  
565 sq.ft. (52.4 sq.m.) approx.

FIRST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

GARAGE  
267 sq.ft. (24.8 sq.m.) approx.



APPROXIMATE FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 975sq.ft. (90.6 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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