

34

Sipson Road
West Drayton
Middlesex
UB7 9DP

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- 3 Bed Mid-Terraced House
- Living Room/Dining Room
- Kitchen
- Bathroom
- Garden
- Gas Boiler
- UPVC Double Glazed Windows
- No Onward Chain

DESCRIPTION

This extended three bedroom mid-terraced house offers a wealth of potential to modernise and refurbish to unlock the property's full potential and is sold with the benefit of no onward chain. The accommodation comprises a handy porch leading to the entrance hallway which in turn provides access to the bathroom as well as the through living room/dining room and spacious kitchen with door out to the rear garden. Stairs from the entrance hallway lead to the first floor landing providing access to three bedrooms including the generous 16'7 x 13'3 principal bedroom.

OUTSIDE

Front: Block paved driveway.

Rear: Patio area with pathway leading to rear of garden. Balance laid to lawn.

LOCATION

A local school, shopping parade and bus routes are within walking distance. The town centre of West Drayton (with mainline railway station including Elizabeth Line) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water (NB No radiator in bedroom 3).

WINDOWS

UPVC double glazing.

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

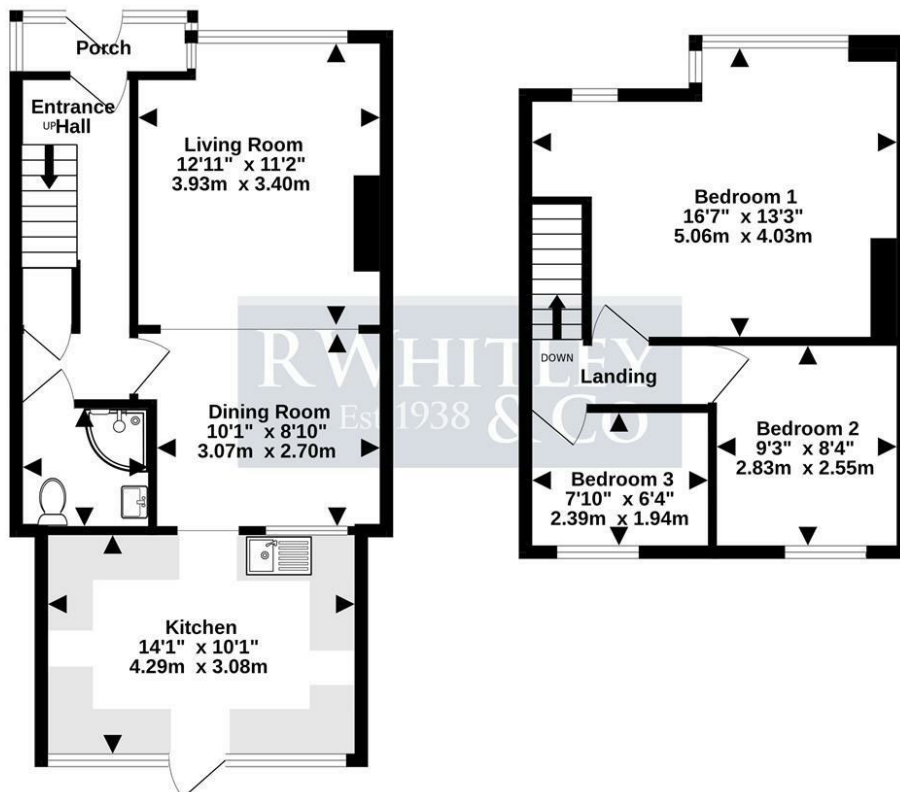






GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

FIRST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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