



Vineries Close, Sipson, West Drayton, UB7 0JH

- Three bedroom terraced house
- Complete renovation project
- Separate living and dining rooms
- Private rear garden
- Garage and off street parking
- Potential to extend (STPP)

Guide Price £425,000

Description

A three bedroom terraced house presented as an excellent opportunity for complete refurbishment and modernisation. Offering well proportioned accommodation arranged over two floors, the property is ideally suited to buyers seeking a full renovation project with scope to add value and tailor the interior to their own specification.

Accommodation

The ground floor comprises an entrance hall leading through to a generous reception room with a bay window to the front. To the rear, a separate dining room provides access to the garden and connects to the adjoining kitchen, which is arranged with a range of base and wall units and offers further potential for reconfiguration or extension (subject to the usual consents).

On the first floor, the property provides three bedrooms, including two well sized doubles and a third single bedroom, together with a family bathroom accessed from the landing.

Externally, the property benefits from a private rear garden, offering a blank canvas for landscaping, while to the rear there is a detached garage and additional parking.

Location

West Drayton is well regarded for its excellent connectivity and growing appeal among commuters. West Drayton Station provides access to the Elizabeth Line, offering fast and direct services into Central London, the West End and Canary Wharf, as well as convenient links to Heathrow Airport. The nearby M4 and M25 further enhance road connections across London and the wider motorway network.

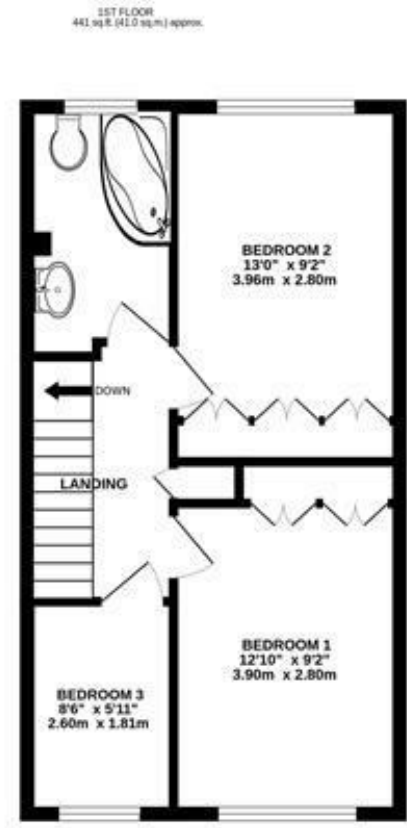
The area benefits from a good range of local amenities, including shops, supermarkets and independent cafés, with more extensive retail and leisure facilities available in nearby Uxbridge. There are a selection of well regarded schools and access to open green spaces.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: C

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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