

## Chitterfield Gate, Sipson, West Drayton, UB7 0JR

- Semi detached property
- No onward chain
- Fitted kitchen
- Attractive rear garden
- Three bedrooms
- Open plan living/dining room
- Detached garage
- Well proportioned accommodation

**Guide Price £450,000**

### Description

An excellent opportunity for buyers seeking a property with scope to modernise and add value. While in need of updating, the home provides well-proportioned accommodation and fantastic potential to extend subject to planning permission. Ideally located for local amenities, and transport links, this property represents a superb investment in a popular location.

### Accommodation

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor, front reception room with a double glazed bay window and rear reception room that overlooks and opens onto the rear garden, the kitchen is fitted with a range of storage units and drawers and has space for appliances, a double glazed window overlooks the rear garden, there is access from the kitchen to the side of the property.

To the first floor there are three bedrooms and the bathroom which has an enclosed bath with shower attachment, wash basin, partly tiled walls and a rear aspect double glazed window, there is a separate w.c.

### Outside

To the rear of the property, there is an attractive garden featuring a well-maintained lawn and a selection of mature shrubs.

At the front, the property benefits from a generous lawned garden complemented by a variety of established shrubs.

A shared driveway provides access to the rear garden, where gated entry leads through to the garage.

### Situation

Ideally located with excellent transport links. The area benefits from quick access to central London, with journeys to Bond Street from West Drayton taking just 30 minutes. Additionally, Heathrow Airport is just a short drive away, making international travel easily accessible. With good local bus services and road connections, including the M4 and M25, West Drayton offers exceptional transportation options for residents. Combined with local amenities such as shops, schools, and green spaces

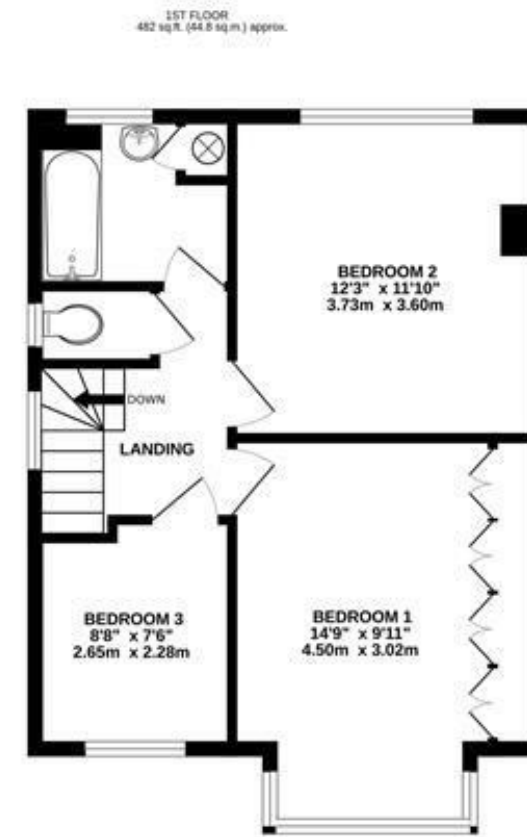
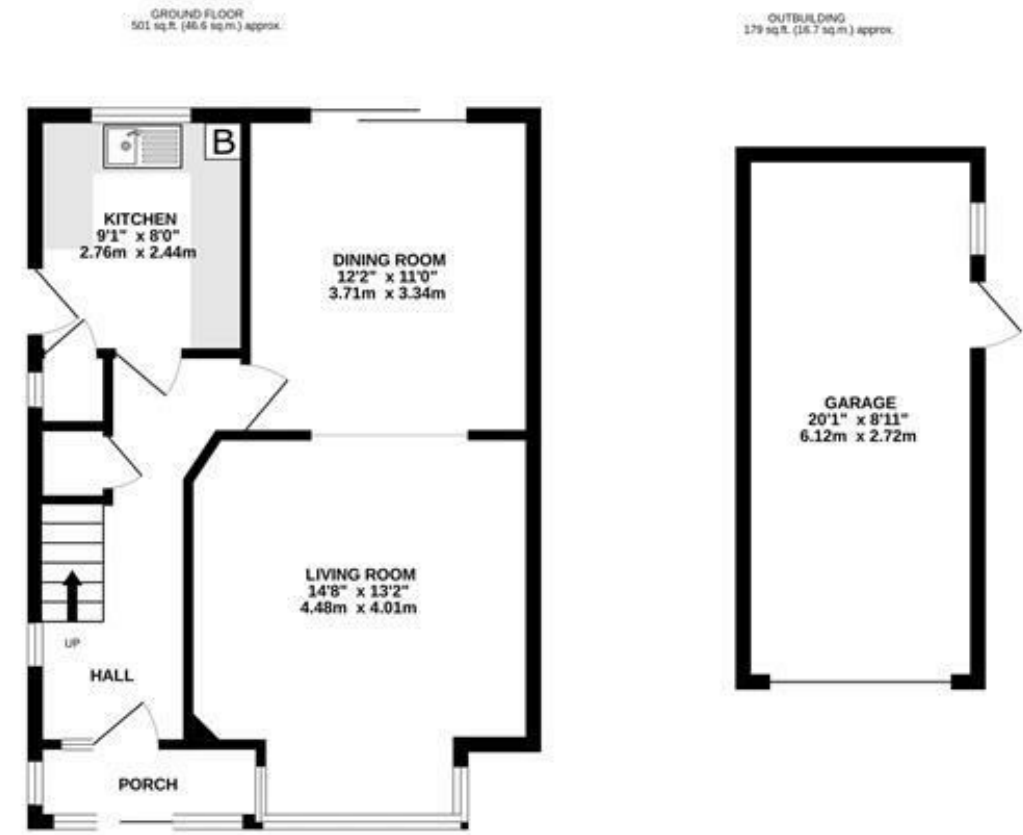
### Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: D



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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### 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