



## Harmondsworth Lane, Sipson, West Drayton, UB7 0JQ

- Extended three bedroom home
- No upper chain
- Open plan reception room
- Play room/study
- large loft space with easy access
- Semi detached
- Off street parking
- 1327sqft of accommodation
- Detached outbuilding
- Great transport links

**Asking Price £550,000**

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**Description**

Offered with no upper chain, this superb and spacious three-bedroom extended semi-detached home provides very well-proportioned accommodation throughout, with an ideal floorplan perfectly suited for modern family living

**Accommodation**

The accommodation briefly comprises, entrance hall with ground floor WC, the large open plan living room has original parquet flooring and sliding doors that open into the extended kitchen/dining room that is fitted with a very good range of storage units and drawers, integrated appliances and tiled flooring with underfloor heating, double doors open onto the rear garden, there is also a separate playroom/study.

To the first floor there are three well proportioned bedrooms and the family bathroom.

**Outside**

There is a private enclosed rear garden.

To the front a paved driveway provides off street parking, a shared driveway leads to the large detached fully insulated outbuilding with potential to convert (STPP).

**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

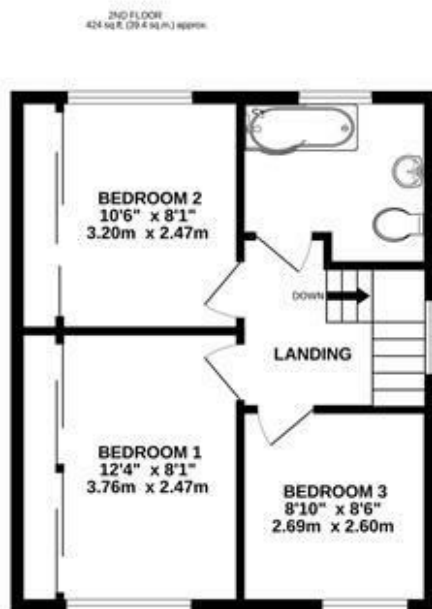
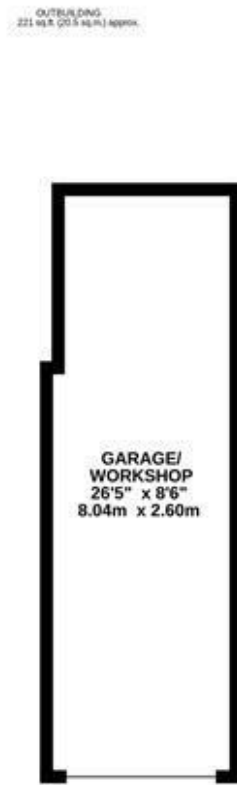
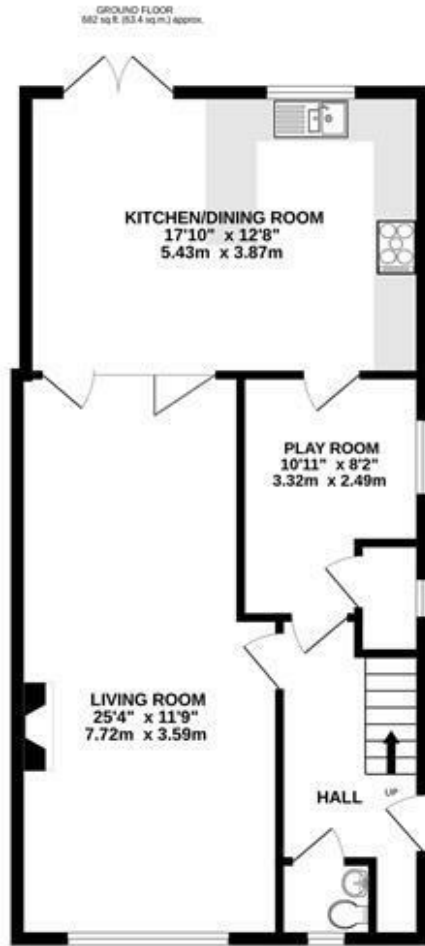
Local Authority: London Borough of Hillingdon

Council Tax: 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. In accordance with the Property Misdescriptions Act 1991 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 contract



**TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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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