

### **Sipson Road, Sipson, UB7 0HU**

A well presented & spacious semi det house with benefit of a loft conversion. Accommodation comprises entrance hall, 2 separate reception rooms, modern fitted kitchen, 3 bedrooms & family bathroom on the first floor and a 4th bedroom with en suite shower room on the second floor. Externally there's off street parking for several vehicles to the front and a good size rear garden with excellent potential to extend to the rear (stp).

Located in the heart of Sipson village with excellent transport links to Hatton Cross underground station ( Piccadilly Line) and located a short distance from the Bath Road, Heathrow Airport and also M4 & M25 motorways a short drive away. Nearby Schools include Heathrow Primary School, William Byrd Primary Academy, Harlington Secondary School and Cranford Community Colleague are also a short drive away.

**£535,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

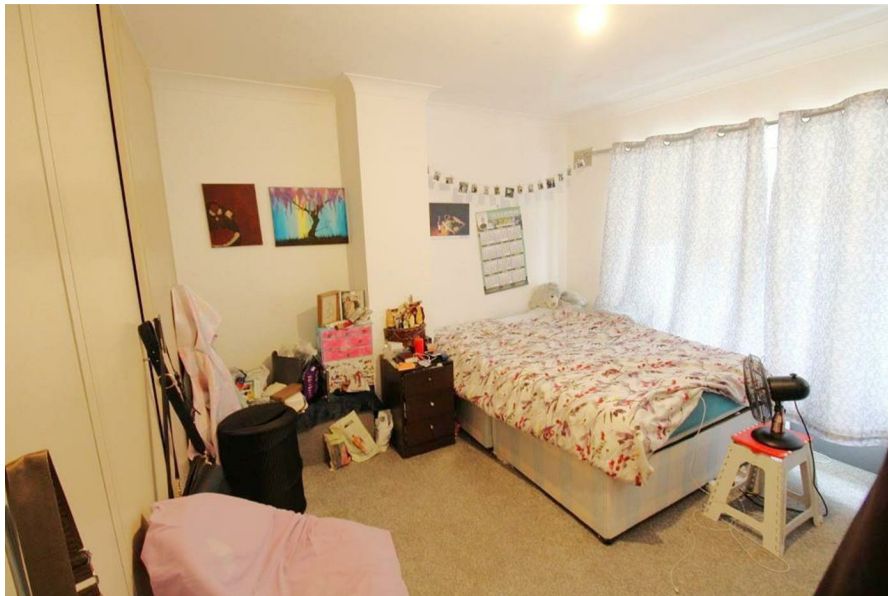
Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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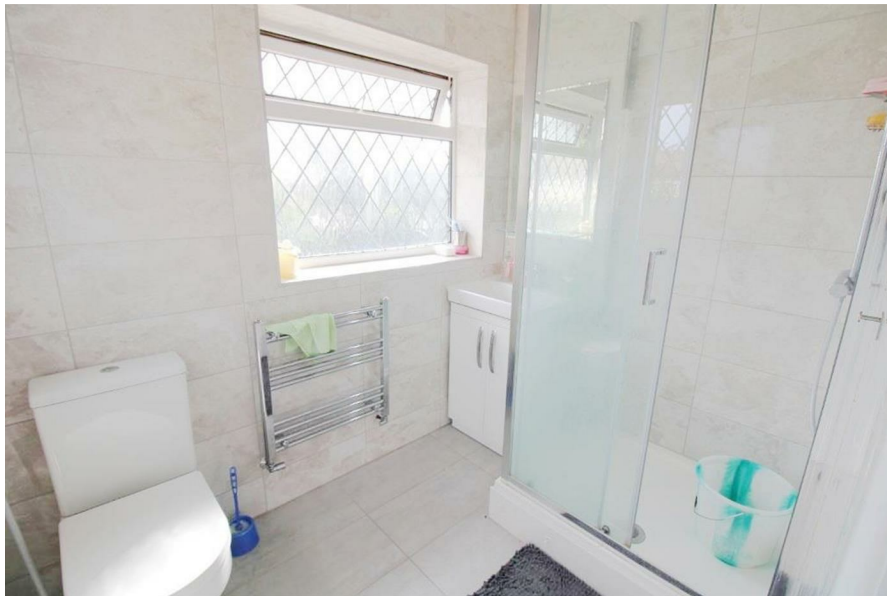




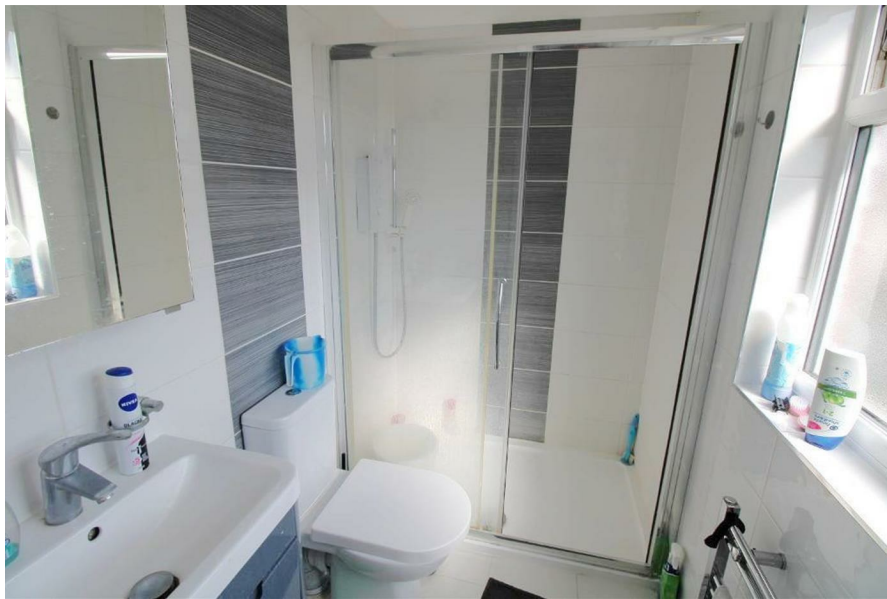
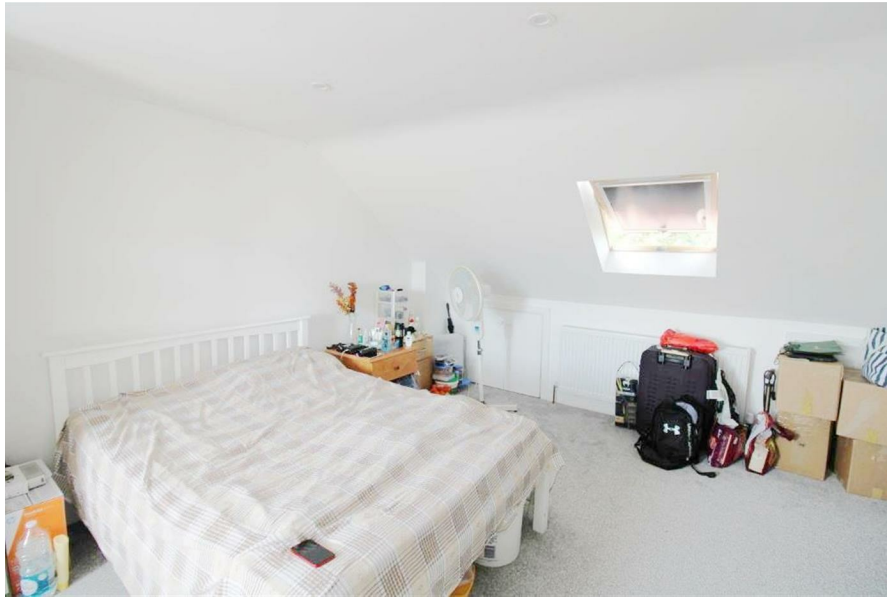
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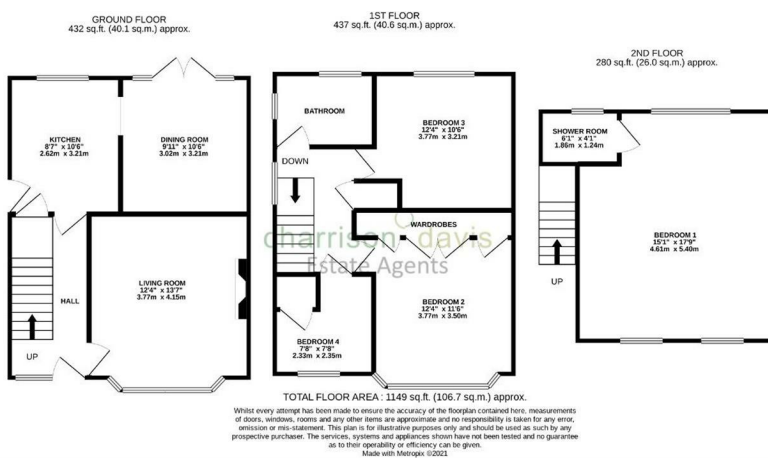
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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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