

104

Sipson Road
West Drayton
Middlesex
UB7 9DN

RWHITLEY
Est. 1938 & CO

Guide Price £525,000



- 3 Bedroom End-of-Terrace House
- Spacious Living/Dining Room
- Kitchen
- Downstairs WC
- Upstairs Bathroom with Separate WC
- Garden to Side & Rear
- Garage with Hardstanding Area in Front
- Double Glazing
- Gas Central Heating

DESCRIPTION

This larger than average three bedroom end-of-terrace house has generous side space with potential to extend or possibly develop* (subject to planning permission). The property offers just over 1100 sq ft of well proportioned accommodation and is being offered to market with no onward chain complications. The easy flowing accommodation comprises a porch, entrance hallway, spacious 20'6 x 11'10 living/dining room, fitted kitchen and a downstairs WC. Stairs from the entrance hallway lead to the first floor landing which provides access to three good sized bedrooms, a family bathroom and a separate WC.

*Note: Plans to extend or develop (subject to planning) may need to accommodate an

existing right of way access for the neighbouring property.

OUTSIDE

Front: Low level brick wall with opening and metal gate to the front garden which is mainly a concrete surface. Pedestrian gate to the side access which provides access to the rear garden.

Rear: The garden is to both the rear and side of the property and comprises a mix of paved patio, shingle, raised planters, established shrubs and trees, and area laid to lawn. There is also a set of double wooden gates that provide access from Keats Way to a concrete hardstanding area and garage with power and up and over door.

LOCATION

A local school, bus routes and local shops are just a short walk. The town centre of West Drayton (with Elizabeth Line station) 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.

WINDOWS

UPVC double glazed.

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	72	79
(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



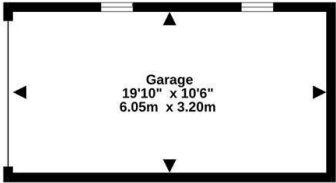
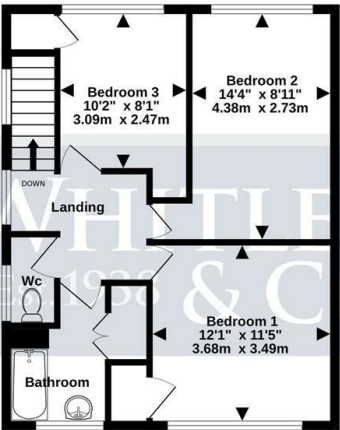
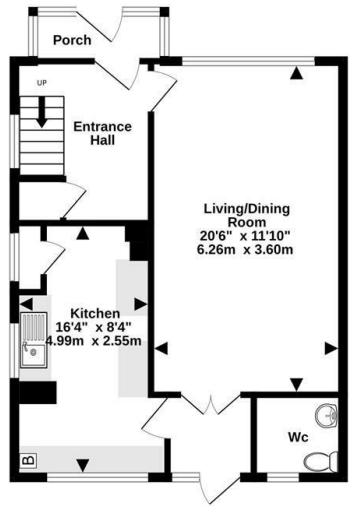




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

FIRST FLOOR
514 sq.ft. (47.8 sq.m.) approx.

GARAGE
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1051sq.ft. (97.6 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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