

# Lot 19

504 Sipson Road  
West Drayton, Middlesex UB7 0JA

**GUIDE PRICE: £200,000**



## SPACIOUS END TERRACED HOUSE IDEAL FOR INVESTMENT

This end-terraced house that would benefit from some updating offers spacious accommodation that includes 3 bedrooms and 3 reception rooms. The property benefits from double-glazing and a garage. There is ample space for off-street parking to the front and the property also offers potential for the conversion into flats subject to obtaining any necessary planning consent that may be required. Sipson Road connects the Bath Road at Heathrow Airport to West Drayton and offers excellent investment potential.

### ACCOMMODATION

Entrance hall, lounge 18'1 x 12'10, sitting room 16'9 x 12'1, kitchen 9'10 x 6'7, dining room 13'10 x 9', bathroom, first floor landing bedroom one 11'5 x 10'2, bedroom two 10'5 x 7'9, bedroom three 8'3 x 5'7, bathroom, detached garage, gardens.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band: Ground floor: C First floor: B

### VENDORS SOLICITORS

Zoe Brind - Bird and Lovibond  
3 Vine Street  
Uxbridge  
Middlesex UB8 1RP  
01895 274668

### VIEWING TIMES

03/10/08 at 11.30am      09/10/08 at 11.30am  
10/10/08 at 11.30am      15/10/08 at 11.30am

STARTING BID

FINAL BID

NOTES

SOLD ■    UNSOLD ■    SOLD PRIOR ■    WITHDRAWN ■