



Guide Price £650,000









- FOUR Bedroom House
- TWO Bathrooms
- 26ft Lounge
- Private Rear Garden
- Excellent Transport Links

- Set Over THREE Floors
- Downstairs W/C
- Gas Central Heating & Double Glazing
- Off Street Parking
- EPC Rating C





Guide Price £650,000

A beautifully presented FOUR-bedroom, TWO-bathroom family home, ideally located on a sought-after road in North Hillingdon, just moments from local schools, Hillingdon Tube Station, and excellent road links. Extended and tastefully decorated throughout, this spacious property is set over three floors and makes the perfect home for a growing family looking to upsize.

The ground floor comprises an inviting entrance hallway, a bright and generous 26ft reception/dining room with a bay window and charming exposed brick fireplace, a modern fitted kitchen with doors leading out to the patio and rear garden and a convenient guest W/C.

On the first floor, there is a spacious landing, a front double bedroom with bay window, a second double bedroom with built-in storage, a single bedroom, and a modern family bathroom complete with separate shower.

The top floor hosts the impressive 18ft main bedroom, featuring ample fitted wardrobes, roof windows allowing plenty of natural light, and a stylish en-suite bathroom.

Externally, the property boasts a well-maintained private rear garden with a large patio area and lawn—ideal for outdoor entertaining. Additional benefits include gas central heating, double glazing, and off-street parking.

Perfectly positioned within walking distance of highly regarded primary and secondary schools, Hillingdon Tube Station (Metropolitan & Piccadilly Lines), and just minutes from the A40/M40/M25, this superb home combines convenience with contemporary family living.

Viewings are strictly by appointment only.

Price: Guide Price £650,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 1000 Mbps

u/l

Mobile Coverage:

EE- Good outdoor, variable in-home

Three- Good outdoor
O2- Good outdoor and in-home
Vodafone- Good outdoor and in-home

Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact







Guide Price £650,000















Guide Price £650,000











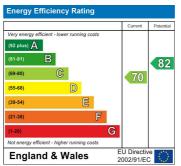


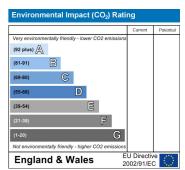


Guide Price £650,000



constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org.uk









*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not

Guide Price £650,000

Granville Road, Uxbridge, UB10

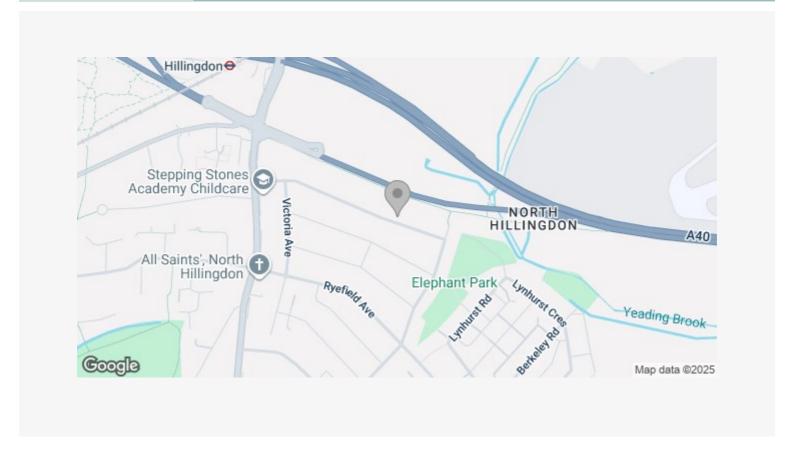


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1362169

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Guide Price £650,000













LAKIN & CO - YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

