



- 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

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

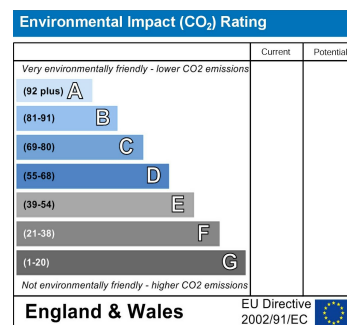
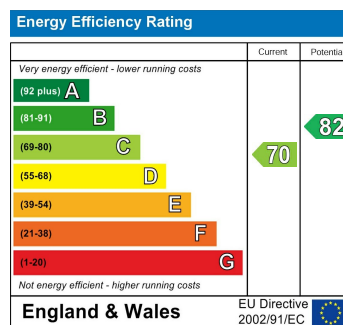








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Granville Road, Uxbridge, UB10

Approximate Area = 1433 sq ft / 133.1 sq m

Outbuilding = 45 sq ft / 4.1 sq m

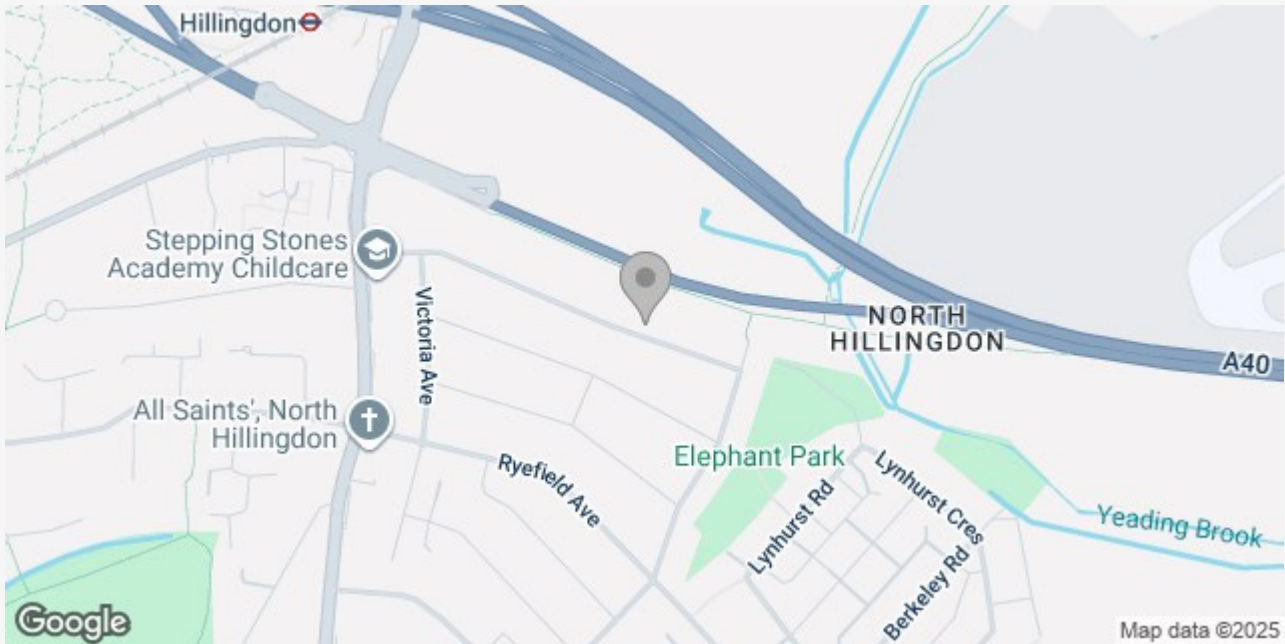
Total = 1478 sq ft / 137.2 sq m

For identification only - Not to scale



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

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