

Granville Road, Uxbridge, Greater London, UB10 9AF



£589,000 Freehold

## 4 Bedroom Semi Detached House

An extended FOUR BEDROOM SEMI DETACHED HOUSE, offered for sale in very good condition throughout and positioned in the most popular Oak Farm development.

- LARGE LIVING / DINING ROOM
- MODERN KITCHEN / BREAKFAST ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- AMPLE STORAGE
- GARDEN
- GARAGE
- DRIVEWAY

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The ground floor of this property comprises of a welcoming entrance hall that provides access to all the downstairs rooms. To the front is a spacious living/dining room with a feature fireplace. To the rear is a modern, fitted kitchen/breakfast room.

On the first floor are three good-sized bedrooms, two of which have ample built-in storage. There is also a three-piece family bathroom suite. On the second floor is the master bedroom that benefits from an en-suite shower room and cupboard space.

To the rear is a garden, made up of a combination of lawn and patio and has access to the garage and shed. There is a private driveway to the front with space for two vehicles as well as additional space on a shared driveway.

Granville Road is a sought-after residential road situated just off Long Lane on the highly regarded Oak Farm and offers easy access to a number of amenities at Hillingdon Circus including shops, bus links to Uxbridge and Brunel University. Good & Outstanding Primary schools and Secondary Schools are also nearby, and Hillingdon underground station is a few minutes' walk away as well. Uxbridge town centre, Heathrow Airport and the M4/M40/M25 and A40 are all just a short drive away.

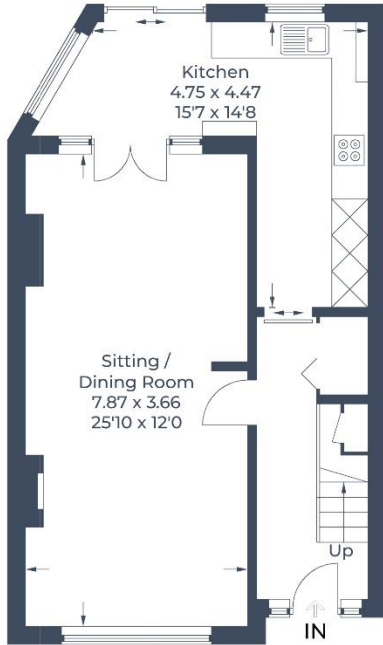
- Local Authority: Hillingdon
- Council Tax: Band D Approx. £1863.91 (2024-2025)
- Approx. Floor Area: 1498 Sq ft / 139.2 Sqm
- Nearest Station: 0.4 miles Hillingdon Underground Station – Metropolitan/Piccadilly Line



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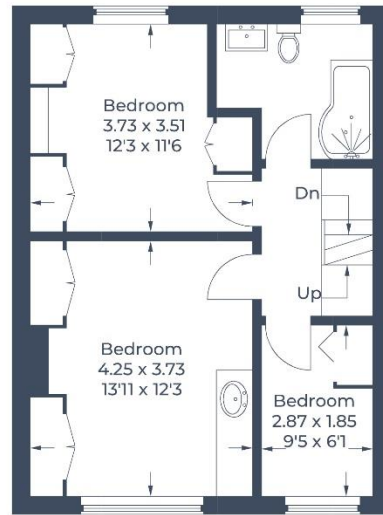


Approximate Gross Internal Area  
 Ground Floor = 55.5 sq m / 597 sq ft  
 First Floor = 44.7 sq m / 481 sq ft  
 Second Floor = 22.5 sq m / 242 sq ft  
 Garage = 16.5 sq m / 178 sq ft  
 Total = 139.2 sq m / 1,498 sq ft

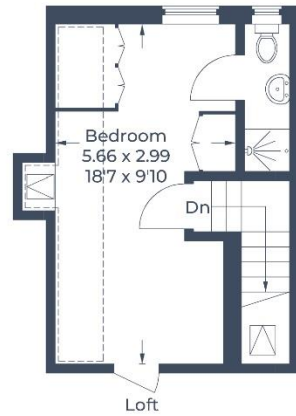


**Ground Floor**

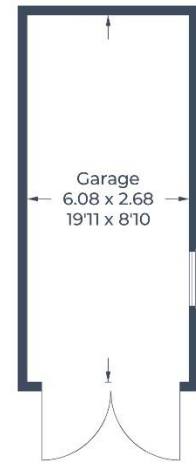
= Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

