



Grosvenor Crescent, Hillingdon, Middlesex, UB10 9ET

'LONG LANE / OAK FARM AREA'

NO ONWARD CHAIN AND 'BAGS OF POTENTIAL' for this spacious 3 bedroom terraced house with a 150' REAR GARDEN, GARAGE and OWN DRIVE FOR 2 CARS. With gas central heating and double glazed windows there is plenty of potential to extend to the rear and into the loft stpp. Entrance hall, lounge/dining room, kitchen, 3 bedroom, bathroom, 150' rear garden, garage via rear access (space to build a double width garden annex (stpp) and own drive to the front for 2 cars. Grosvenor Crescent is a sought after road within the popular Oak Farm area which offers easy access to Ryefield, St Helens and St. Bernadette's primary schools and also Oakwood School and Swakeley Girls School. For the commuter, the U2 bus stop is just a minutes walk away, while Hillingdon Tube station is under a mile away with its Metropolitan and Piccadilly lines providing a direct route into central London along with the A40/M40 with its links to Uxbridge and London.

Offers In Excess Of £510,000

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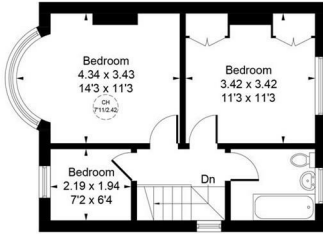


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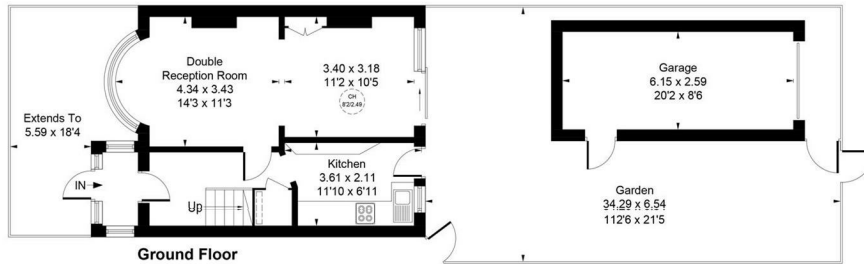
Approximate Gross Internal Area = 83.67 sq m / 901 sq ft
 Garage = 16.37 sq m / 176 sq ft
 Total = 100.04 sq m / 1077 sq ft



First Floor

CH = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0"




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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