

Granville Road

Hillingdon • Middlesex • UB10 9AF

Offers In Excess Of: £525,000



coopers
est 1986

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Hillingdon • Middlesex • UB10 9AF

A four bedroom, two bathroom terraced house that has been modernised and updated creating a lovely family home on a popular residential road on the Oak Farm close to a variety of amenities. The ground floor of the property benefits from an entrance hall with doors leading to the 14ft lounge, 15ft kitchen and 11ft dining room. To the first floor is the 14ft second bedroom, 11ft third bedroom, 7ft fourth bedroom and family bathroom. To the second floor is the 18ft master bedroom and ensuite shower room. Outside there is off street parking and south facing rear garden.

Four bedroom house

Terraced

Oak Farm

Good condition throughout

14ft lounge

15ft kitchen

18ft main bedroom

14ft second bedroom

Off street parking

South facing rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Directions

From leaving our office on Hillingdon Hill proceed left to the second set of traffic lights. Turn left onto Long lane and travel for approximately half a mile, continue over the first set of traffic lights then turn right onto Granville Road.

Situation

Granville Road is a sought after residential road offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

Description

A four bedroom terraced family home on a sought after location just off Long Lane on the ever popular Oak Farm. The ground floor of the property benefits from an entrance hall with doors leading to the 14ft lounge, 15ft kitchen and 11ft dining room. To the first floor is the 14ft second bedroom, 11ft third bedroom, 7ft fourth bedroom and family bathroom. To the second floor is the 18ft master bedroom and ensuite shower room and eaves storage.

Outside

The front of the property has a block paved driveway creating off street parking for multiple cars with electric car charging point. To the rear is a south facing garden that is mainly laid to lawn with a patio area across the rear of the house and pathway to the rear of the garden.



Schools:

Oak Farm Infant School 0.4 miles
 Ryefield Primary School 0.6 miles
 Swakeleys School for Girl 0.9 miles



Train:

Hillingdon 0.4 miles
 Ickenham 0.8 miles
 West Ruislip 1.4 miles



Car:

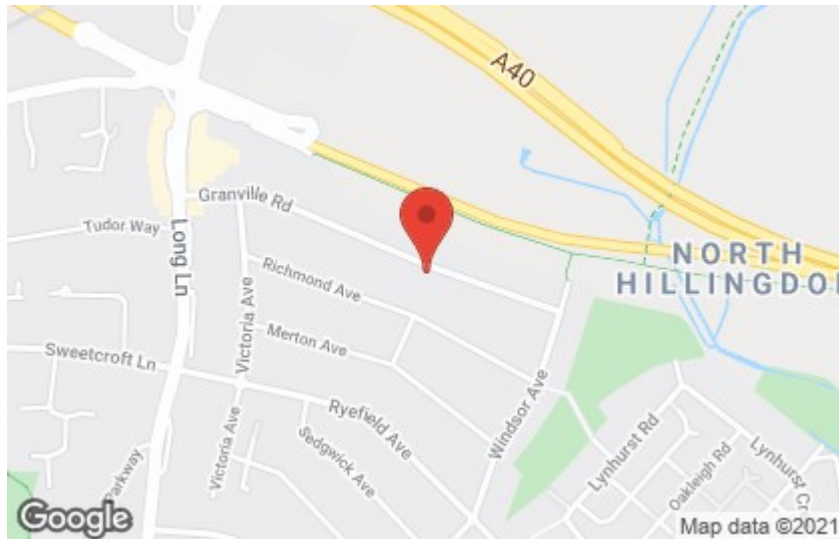
M4, A40, M25, M40



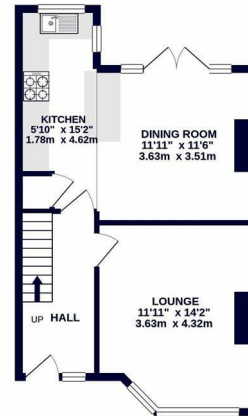
Council Tax Band:

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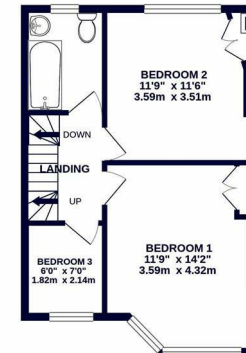
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
 424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
 320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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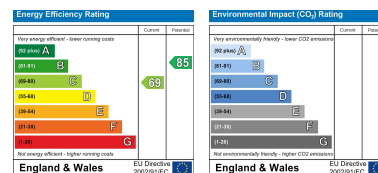
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.