

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9EY

Guide Price: £500,000



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est 1986

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A three bedroom terraced house that is situated on Grosvenor Crescent, a sought after road on the Oak Farm which offers easy access to Oak Farm, Ryefield, St Helens and St. Bernadette's primary schools and also Oakwood School and Swakeley Girls School. The ground floor comprises a porch and entrance hallway with doors leading to the 13ft living room, 16ft kitchen/diner and 15ft garden room. To the first floor is the 13ft main bedroom, 10ft second bedroom, 8ft third bedroom and family shower room. Outside there is potential for off street parking (S.T.P), private rear garden and 32ft garage.

Three bedroom house

Mid terrace

Oak farm

13ft living room

16ft kitchen/diner

13ft bedroom

32ft garage

15ft garden room

Private rear garden

Potential for off street parking (S.T.P)

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.





Property

A spacious three bedroom mid terrace house situated on a popular residential road on the Oak Farm. The ground floor comprises a porch and entrance hallway with doors leading to the 13ft living room, 16ft kitchen/diner and 15ft garden room. To the first floor is the 13ft main bedroom, 10ft second bedroom, 8ft third bedroom and family shower room.

Location

Grosvenor Crescent is a sought after road on the Oak Farm which offers easy access to Oak Farm, 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 London and The Home Counties. Uxbridge town centre with its wide range of shopping facilities, restaurants and bars is just a five minutes drive away.

Outside

The front of the property has been paved throughout creating the potential for off street parking (S.T.P). the private rear garden is mainly laid to lawn with a patio area across the rear of the house. The property benefits from a 32ft garage which can also be accessed via the service road.



Schools:

Ryefield Primary School 0.2 miles
Oak Farm Infant School 0.3 miles
St Bernadette Catholic Primary School 0.4 miles



Train:

Hillingdon train station 0.8 miles
Ickenham train station 1.3 miles
Uxbridge train station 1.5 miles



Car:

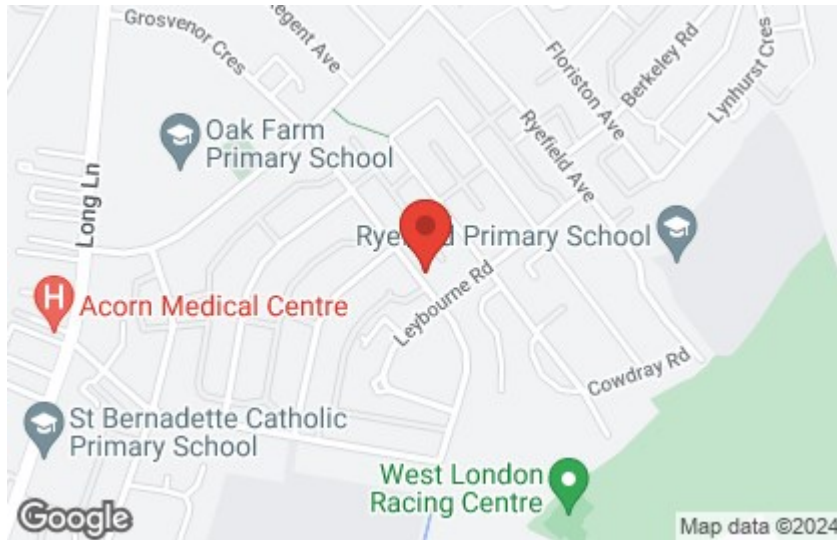
M4, A40, M25, M40



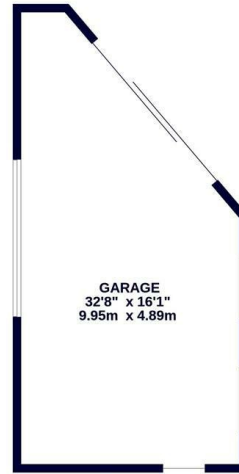
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



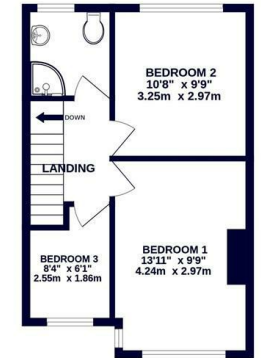
OUTBUILDING
431 sq.ft. (40.0 sq.m.) approx.



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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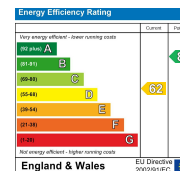
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