

# Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ES

Offers In Excess Of: £450,000



coopers  
est 1986



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Hillingdon • Middlesex • UB10 9ES

A generously proportioned three bedroom mid terraced house that is offered without an onward chain, requires modernisation and offers the potential to extend (S.T.P) giving the opportunity to create a wonderful family home on a sought after road on the Oak Farm. The property benefits from a hallway, 14ft living room with bay window that opens into the 17ft kitchen / diner and in turn the 14ft conservatory. To the first floor there is a 14ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside the front is paved while the rear garden is mainly laid to lawn with rear access to a 19ft garage.

Three bedroom house

Mid terraced

Oak Farm

In need of modernisation

No onward chain

Kitchen / diner

Conservatory

14ft main bedroom

Rear access

Garage

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**

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### **Location**

The front of the property is paved while to the rear is a garden that is mainly laid to lawn with rear access to a 19ft garage.

### **Outside**

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.



### 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)



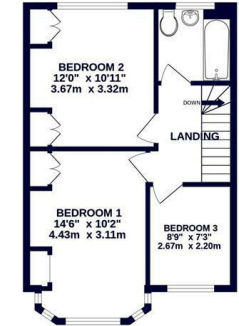
OUTBUILDING  
361 sq.ft. (33.5 sq.m.) approx.



GROUND FLOOR  
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



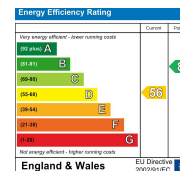
TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

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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