

# Granville Road

Hillingdon • Middlesex • UB10 9AG  
Offers In Excess Of: £600,000



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est 1986

# Granville Road

Hillingdon • Middlesex • UB10 9AG

A four bedroom end terrace house situated on a sought after road on the Oak Farm that benefits from having planning for a double storey side extension and rear extension. The ground floor of the property comprises entrance hallway with doors leading to the 14ft living room, 12ft dining room, 15ft kitchen and W/C. To the first floor is the 14ft main bedroom, 13ft second bedroom, 7ft third bedroom and family bathroom. The loft has been converted creating a 13ft fourth bedroom. Outside there is off street parking and private rear garden.

Four bedroom house

End terrace

No onward chain

Planning permission for a double storey side and rear extension

Oak Farm location

14ft living room

12ft dining room

14ft main bedroom

Private rear garden

Off street parking

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 fantastic opportunity to purchase a four bedroom, bay fronted, end terraced family home, which is situated on the sought after Oak Farm that benefits from planning for a double storey side and rear extension. The ground floor of the property comprises entrance hallway with doors leading to the 14ft living room, 12ft dining room, 15ft kitchen and W/C. To the first floor is the 14ft main bedroom, 13ft second bedroom, 7ft third bedroom and family bathroom. The loft has been converted creating a 13ft fourth bedroom.

### Outside

The front of the property has been paved throughout creating off street parking for multiple vehicles, whilst the private rear garden is mainly laid to lawn with access to the 19ft garage.

### Location

Granville Road is a sought after residential road offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield, St Bernadettes and Vyners Senior school, 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.





### Schools:

Ryefield Primary School 0.7 miles  
Vyners Senior School 0.8 miles  
Swakeleys School for Girl 0.9 miles



### Train:

Hillingdon 0.3 miles  
Ickenham 0.8 miles  
West Ruislip 1.4 miles



### Car:

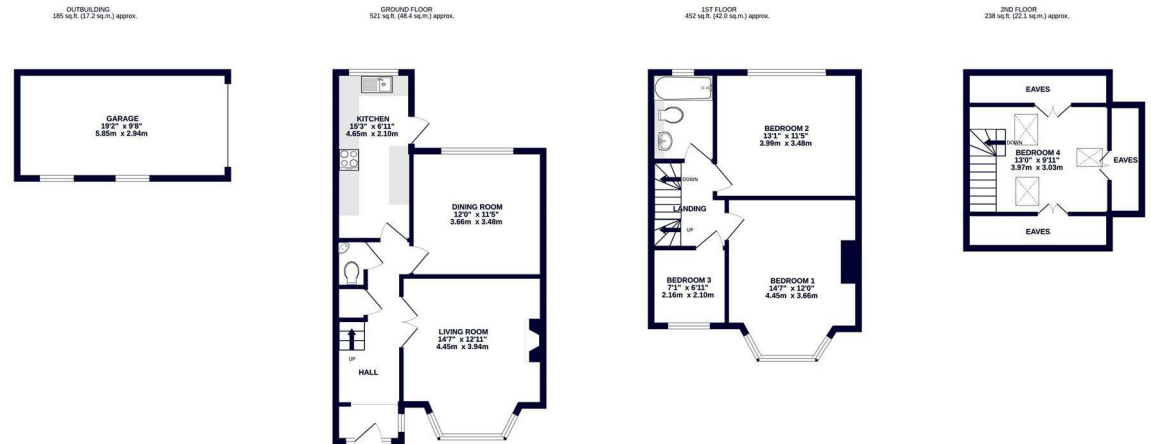
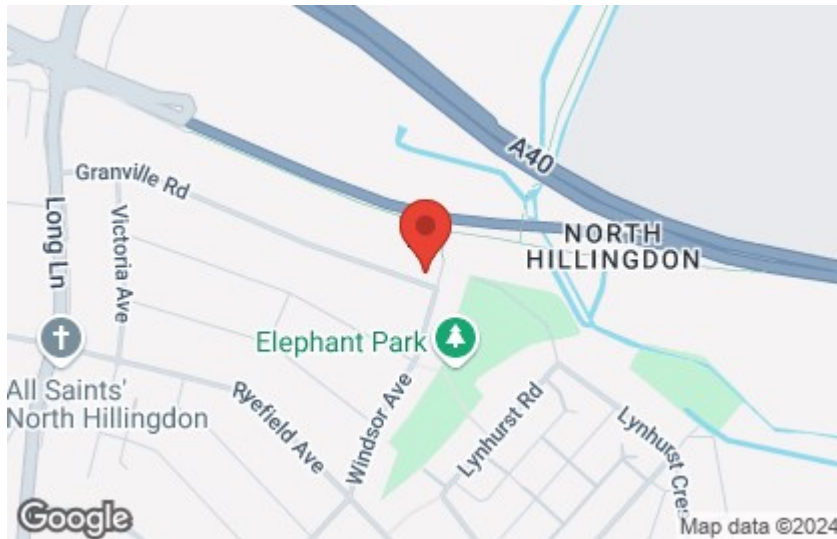
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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.