

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ER

Guide Price: £525,000



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A three bedroom end terraced house situated on Grosvenor Crescent, a sought after road on the Oak Farm with potential to extend subject to the usual planning consents. To the ground floor there is a hallway with doors leading to the 14ft reception room and 14ft kitchen. To the first floor there is a 14ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

End terrace

No onward chain

14ft reception room

14ft kitchen

14ft main bedroom

12ft second bedroom

8ft third 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

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Outside

To the front of the property there is off street parking while to the rear is a private garden.

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.



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



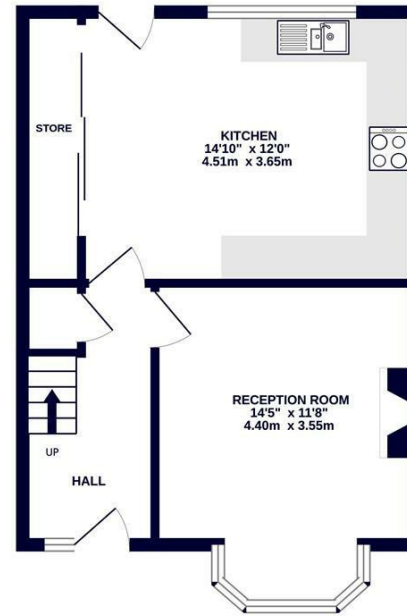
Council Tax Band:

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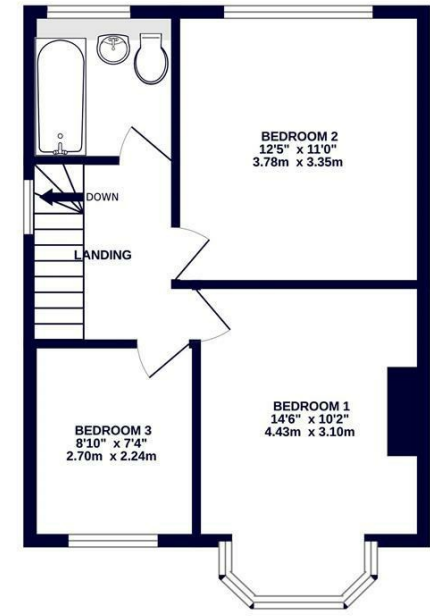
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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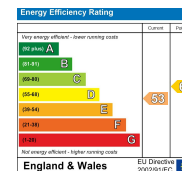
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01895 230 103

109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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