

Granville Road

Hillingdon • Middlesex • UB10 9AG

Guide Price: £625,000



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This spacious, four-bedroom end-of-terrace house, located on a sought-after residential street, has been thoughtfully extended to create an ideal family home. Situated on Granville Road, it offers convenient access to highly regarded schools, shops, and transport links. The round floor of the property briefly comprises an entrance hall, a 14ft living room, 11ft kitchen, 11ft conservatory, and a utility room. On the first floor, you'll find a 13ft second bedroom with fitted wardrobes, a 12ft third bedroom, an 8ft fourth bedroom, and a family bathroom. The second floor there is an 18ft main bedroom and a separate shower room. Outside, the property includes a front driveway providing off-street parking, while the private rear garden is fully paved, offering a low-maintenance outdoor space.

Four bedroom house

End terrace

Oak farm

11ft kitchen

Utility room

18ft bedroom

11ft conservatory

11ft workshop

Off street parking

Private 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.





Property

A spacious four bedroom end of terrace house situated on a sought after residential road offering generously proportioned rooms throughout. The ground floor comprises an entrance hall, 14ft living room, 11ft kitchen, 11ft conservatory and utility room. To the first floor there is a 13ft second bedroom with fitted wardrobes, 12ft third bedroom, 8ft fourth bedroom and family bathroom. To the second floor there is a 18ft main bedroom and separate shower room.

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.

Outside

The front of the property has a driveway creating off street parking whilst the private rear garden is paved throughout creating a low maintenance feel. The property also benefits from gated side access and includes a workshop/storage room at the end of the garden, adding valuable flexibility and storage options.



Schools:

Oak Farm Infant and Junior School 0.3 miles
St Bernadette Catholic Primary School 0.6 miles
Vyners School 1.0 miles



Train:

Hillingdon Station 0.4 miles
Ickenham Station 1.0 miles
Uxbridge Station 1.4 miles



Car:

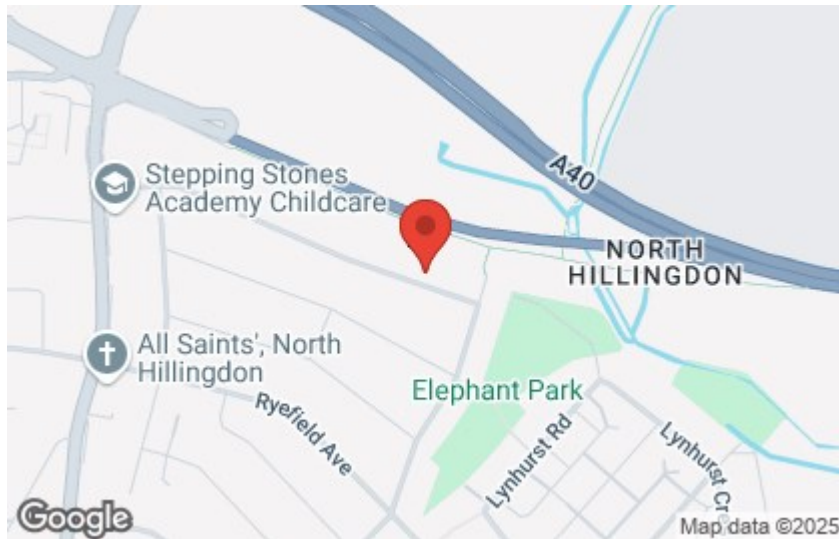
M4, A40, M25, M40



Council Tax Band:

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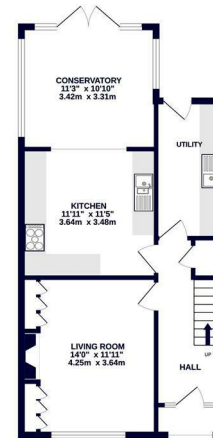
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
144 sq.ft. (13.3 sq.m.) approx.



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.2 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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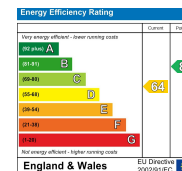
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