

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ES

Guide Price: £525,000



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A spacious three bedroom, mid terraced house situated on a sought after residential road on the Oak Farm that has the potential to extend subject to the usual planning consents (S.T.P). The ground floor comprises hallway with doors leading into the 14ft living room, 12ft dining room and 8ft kitchen. To the first floor, you will find generous landing with doors leading to the 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking, landscaped rear garden and rear access to 22ft garage.

Three bedroom house

Mid terraced

Oak Farm

Two reception rooms

14ft main bedroom

12ft second bedroom

8ft third bedroom

Off street parking

Generous rear garden

Rear access to 22ft 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

Grosvenor Crescent is a highly desirable road located on the Oak Farm Estate, offering convenient access to several well-regarded primary schools including Oak Farm, Ryefield, St. Helen's, and St. Bernadette's, as well as Oakwood School and Swakeleys School for Girls. For commuters, the U2 bus stop is just a minute's walk away, with the 278 bus stop also close by. Hillingdon Tube Station is under a mile away, providing direct connections to Central London via the Metropolitan and Piccadilly lines. The A40/M40 is also easily accessible, offering excellent links to London and the Home Counties. Uxbridge town centre, with its wide selection of shops, restaurants, and bars, is just a five-minute drive away.

Outside

The front of the property has been shingled creating off street parking. To the rear is a beautifully landscaped garden that benefits from a large patio area across the rear of the house that leads on to the lawned area. Along the borders are a wide variety of flowers, shrubs and trees creating both privacy and a sense of seclusion. To the rear of the garden there is a further seating area along with a rear service road that provides access to the 22ft garage.



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



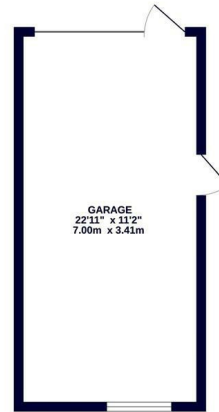
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

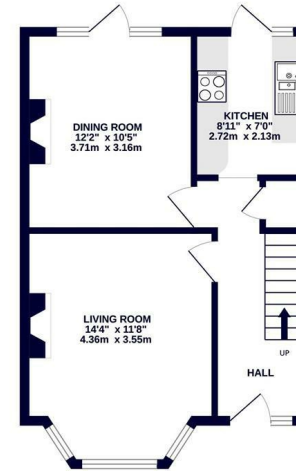


OUTBUILDING
257 sq.ft. (23.9 sq.m.) approx.



GARAGE
22'11" x 11'2"
7.00m x 3.41m

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



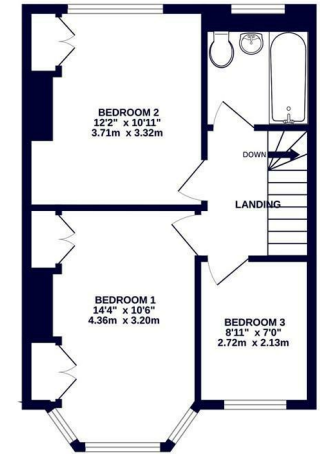
DINING ROOM
12'2" x 10'5"
3.71m x 3.16m

KITCHEN
8'11" x 7'0"
2.72m x 2.13m

LIVING ROOM
14'4" x 11'8"
4.36m x 3.55m

HALL

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



BEDROOM 2
12'2" x 10'11"
3.71m x 3.32m

BEDROOM 1
14'4" x 10'6"
4.36m x 3.20m

BEDROOM 3
8'11" x 7'0"
2.72m x 2.13m

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TOTAL FLOOR AREA: 1104 sq.ft. (102.6 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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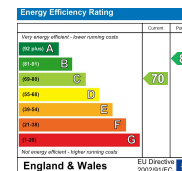
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.