

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ER

Guide Price: £500,000



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A three bedroom terraced house situated on Grosvenor Crescent, a sought after road on the Oak Farm Estate which offers easy access to a number of highly regarded local schools.

Hillingdon Tube station is under a mile away with its Metropolitan and Piccadilly lines as is the A40/M40. Uxbridge town centre with its wide range of shopping facilities, restaurants and bars is just a five minutes drive away. The ground floor of the property comprises hallway with doors leading to the 14ft living room, 12ft dining room, and 8ft kitchen.

To the first floor there is a 14ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Terraced

Oak Farm location

No onward chain

Potential to extend (S.T.P)

14ft living room

8ft kitchen

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 three bedroom terraced house situated on a sought after road on the Oak Farm Estate with potential to extend subject to the usual planning consents. The ground floor of the property comprises hallway with doors leading to the 14ft living room, 12ft dining room and 8ft kitchen. To the first floor there is a 14ft main bedroom, 11ft second bedroom, 8ft third bedroom, and family bathroom.

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 Estate which offers easy access to Oak Farm, Ryefield, St Helens and St.Bernadette's primary schools and also Oakwood School and Swakeleys Girls School. For the commuter, the U2 bus stop is just a minute's 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 minute 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 0.8 miles
Ickenham train 1.3 miles
Uxbridge train 1.5 miles



Car:

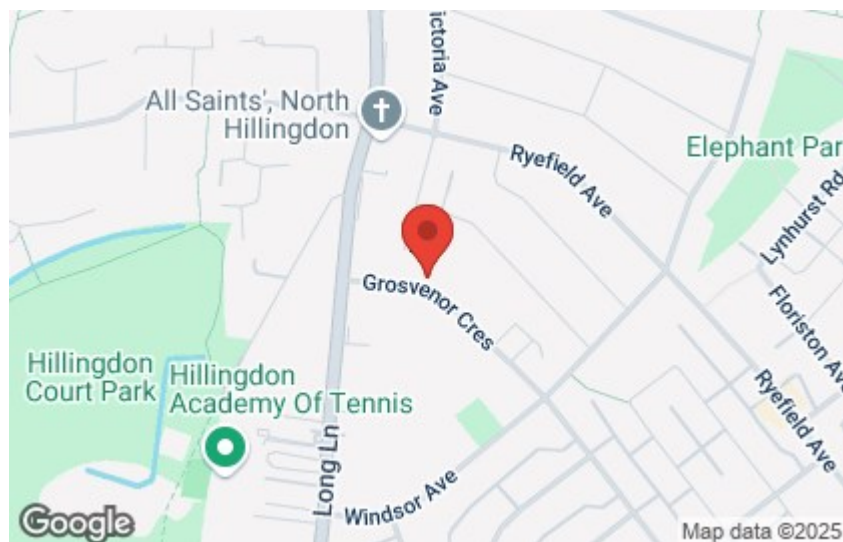
M4, A40, M25, M40



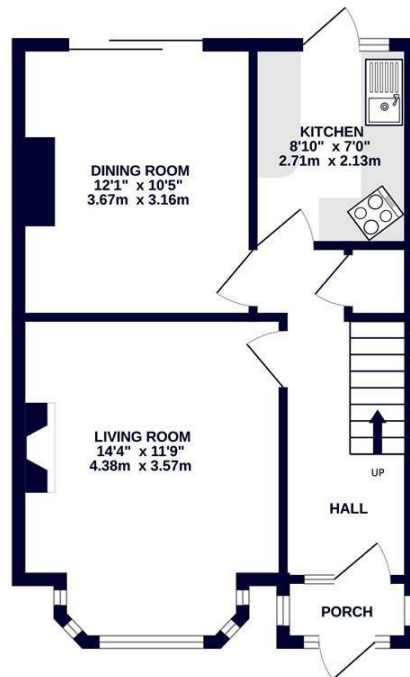
Council Tax Band:

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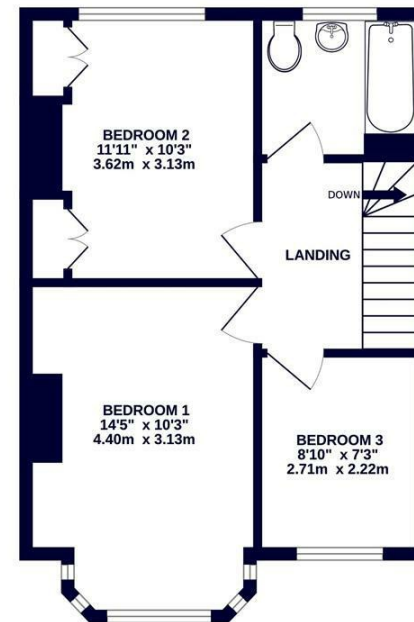
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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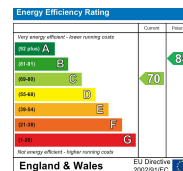
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