

# Grosvenor Crescent

Hillingdon • Middlesex • UB10 9EZ

Guide Price: £575,000



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# Grosvenor Crescent

Hillingdon • Middlesex • UB10 9EZ

A three bedroom detached chalet bungalow offering spacious and generously proportioned rooms throughout, situated on the ever popular Oak Farm and offering convenient access to several well-regarded schools, shops and transport links. The ground floor comprises an entrance hall, 11ft kitchen, 23ft living room, 12ft bedroom and downstairs shower room. To the first floor there is a 20ft main bedroom, 13ft second bedroom, family bathroom and storage in the eaves. The front of the property has a paved driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn creating a low maintenance feel.

Three bedroom chalet bungalow

Detached

Oak Farm

23ft living room

11ft kitchen

Downstairs shower room

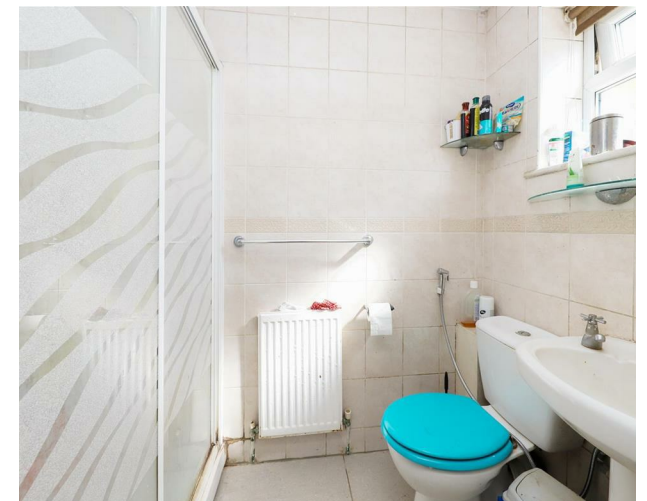
20ft bedroom

Great transport links

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 detached chalet bungalow offering spacious and generously proportioned rooms throughout, situated on a sought after residential road on the Oak Farm in Hillingdon. The ground floor comprises an entrance hall, 11ft kitchen, 23ft living room, 12ft bedroom and downstairs shower room. To the first floor there is a 20ft main bedroom, 13ft second bedroom, family bathroom and storage in the eaves.

### 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 a paved driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn creating a low maintenance feel.



### 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



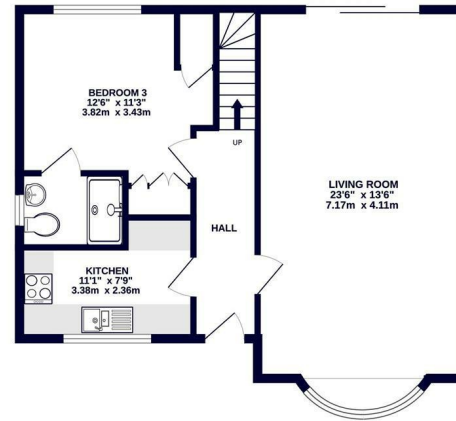
### Council Tax Band:

E

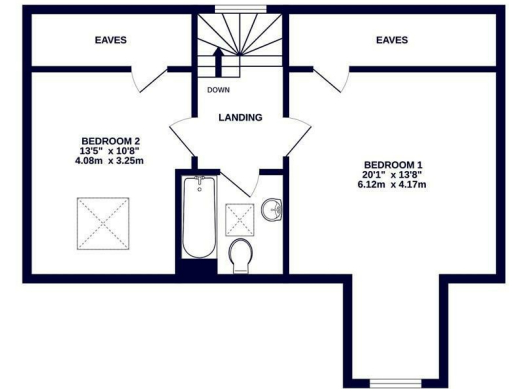
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1208 sq.ft. (112.3 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Guidance 2020/01/01		

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.