

Granville Road

Hillingdon • Middlesex • UB10 9AE

Guide Price: £500,000



coopers
est 1986

Granville Road

Hillingdon • Middlesex • UB10 9AE

A three bedroom terraced house situated on Granville Road, a sought after residential road offering easy access to a number of highly regarded local schools, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. The ground floor of the property comprises a 14ft living room, 11ft dining room and 12ft kitchen. To the first floor, there is the 14ft main bedroom, 12ft second bedroom, 6ft third bedroom and family bathroom.

Outside there is the potential to create off street parking (S.T.P), private rear garden and 17ft garage.

Three bedroom house

Mid terraced

Oak Farm

14ft living room

12ft kitchen

14ft main bedroom

12ft second bedroom

Potential to extend (S.T.P)

Potential to create off street parking (S.T.P)

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

A three bedroom, mid-terraced house situated on a sought after road on the Oak Farm with potential to extend subject to the usual planning consents. The ground floor of the property comprises entrance hallway leading to the 14ft living room, 11ft dining room and 12ft kitchen. To the first floor, there is the 14ft main bedroom, 12ft second bedroom, 6ft third bedroom and family bathroom.

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 been paved with the potential to create off street parking subject to the usual planning consents whilst the private rear garden is laid to lawn with a patio area across the rear of the house. There is a 17ft garage at the foot of the garden.



Schools:

Oak Farm Infant School 0.6 miles
 Ryefield Primary School 0.7 miles
 Swakeleys School for Girl 0.9 miles



Train:

Hillingdon 0.3 miles
 Ickenham 0.8 miles
 West Ruislip 1.3 miles



Car:

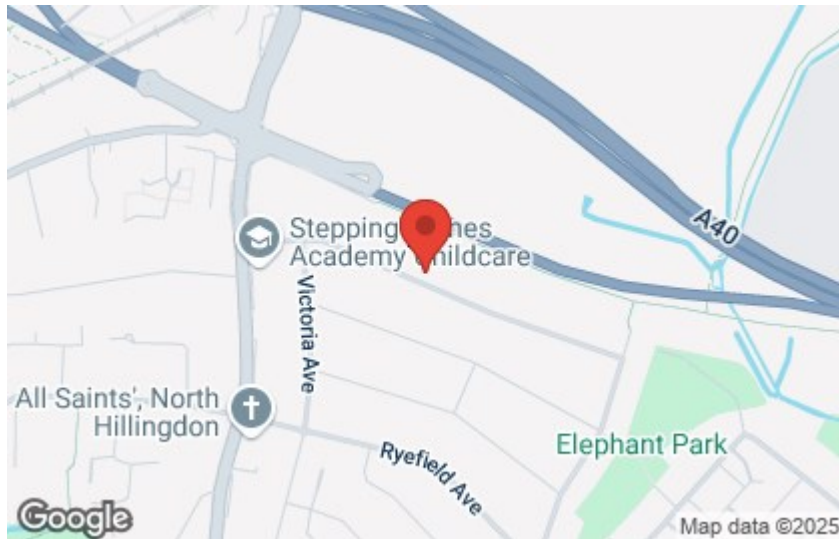
M4, A40, M25, M40



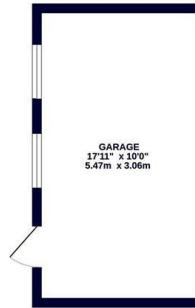
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



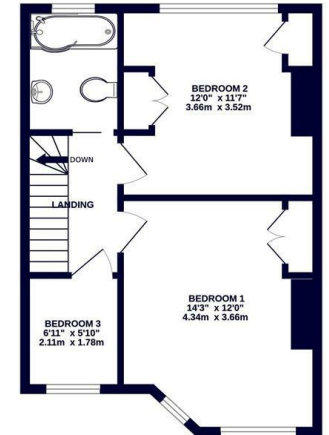
OUTBUILDING
 180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
 448 sq.ft. (41.7 sq.m.) approx.



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



coopers
 est 1986

TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.
 Made with Metropix ©2024



coopers
 est 1986

01895 230 103

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

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EPC Directive 2002/91/EC		

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.