

Giles Crescent

North Hillingdon • Middlesex • UB10 0QL

Guide Price: £850,000



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est 1986

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A luxury five bedroom townhouse that was built by Charles Church on a most sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity and a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park, the recently opened 50 acre Dowding Park and Uxbridge fitness and leisure centre along with Uxbridge tube station. Internally the property measures in excess of 2000 sq ft with generously proportioned rooms, a flexible layout and modern finishes. To the rear is a private landscaped garden, garage and off street parking.

Five bedroom town house

Four bathrooms

Built by Charles Church

21ft lounge

24ft kitchen/diner

Study

23ft master bedroom

19ft second bedroom

Landscaped rear garden

Garage and 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.





Directions

From leaving our office on Hillingdon Hill proceed left and take the first turning on your left into Vine Lane. Continuing down you take the second left onto St Andrews Road, you will then come to a t-junction where you go right and then Giles Crescent is at the bottom of the hill on your right hand side.

Situation

The property is conveniently situated just off of Vine Lane on a most sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including John Locke Academy which is Ofsted outstanding and only a two minute walk away, a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park, the recently opened 40 acre Dowding Park and Uxbridge fitness and leisure centre. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

Description

A luxury five bedroom townhouse that was built by Charles Church on a sought after, private through road with barrier control for residents only just off Vine Lane that offers generously proportioned rooms with a flexible layout. The property measures in excess of 2000 sq ft with the ground floor of the property benefiting from a central hallway with doors leading to the 21ft lounge, 7ft study, ground floor W.C and spectacular 24ft kitchen/diner with separate utility room. To the first floor is a spacious landing with doors to the 18ft third bedroom, 13ft fourth bedroom with ensuite shower room, 10ft fifth bedroom and family bathroom. To the second floor is the 23ft master bedroom with ensuite bathroom and 19ft second bedroom with ensuite bathroom.

Outside

To the front of the property is a large communal space with a variety of shrubs and trees along with seating areas. The recently landscaped rear garden is mainly laid to lawn with steps leading up to a generous patio area across the rear of the garden. There is a rear gate with access to the garage and off street parking space in front.



Schools:

John Locke Academy 0.2 miles
St Andrew's CofE Primary School 0.5 miles
Bishopshalt School 0.8 miles



Train:

Uxbridge 0.6 miles
Hillingdon 0.9 miles
Ickenham 1.5 miles



Car:

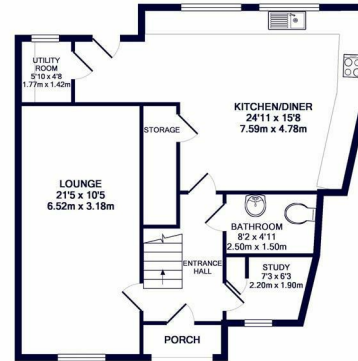
M4, A40, M25, M40



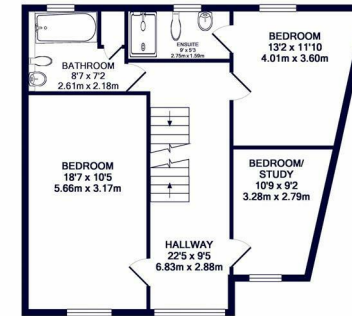
Council Tax Band:

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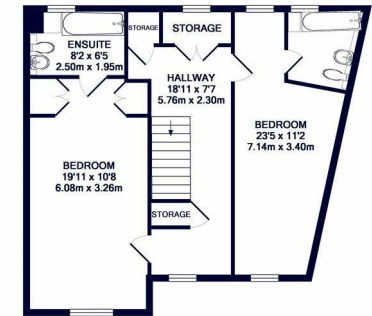
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
APPROX. FLOOR
AREA 786 SQ.FT.
(70.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2044 SQ.FT. (189.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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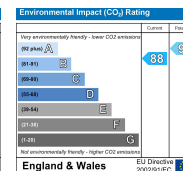
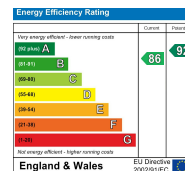
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.