



# Parkfields

Estates



## Grosvenor Crescent , Uxbridge, UB10 9ER

Nestled in the desirable area of Grosvenor Crescent, Uxbridge, this charming house has been thoughtfully extended and renovated in recent years, offering a perfect blend of modern living and classic comfort. The property boasts a spacious through lounge, providing an inviting space for both relaxation and entertaining.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The high specification kitchen is a standout feature, equipped with contemporary appliances and stylish finishes, making it a delightful area for culinary enthusiasts.

Additionally, the bonus loft store room adds valuable storage space, ensuring that the home remains clutter-free and organised. The rear garden is a fantastic space for entertaining with a bespoke bar area and further annex with storage. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community.

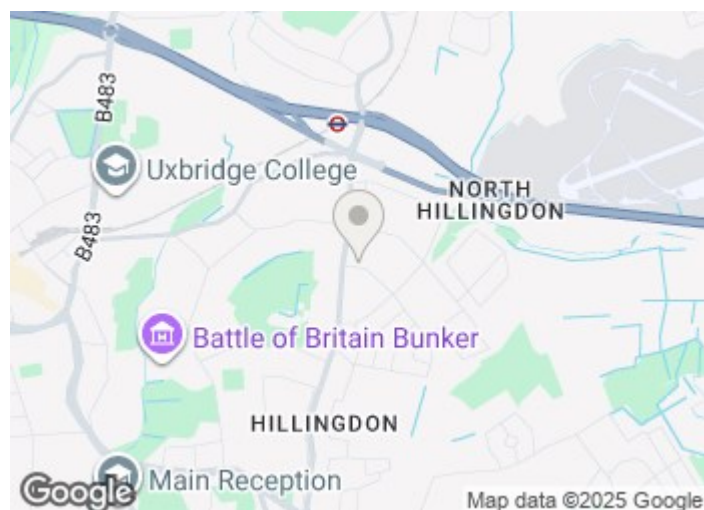
Offers Over £625,000

# 17 Grosvenor Crescent

, Uxbridge, UB10 9ER



- SPACIOUS FAMILY HOME
- OPEN PLAN THROUGH LOUNGE
- BONUS LOFT STORE ROOM
- JUST BY LONG LANE
- HIGH SPECIFICATION KITCHEN
- OFF STREET PARKING
- EASY ACCESS TO A40
- THREE BEDROOMS
- LOVELEY GARDEN DESIGNED FOR ENTERTAINING



Directions

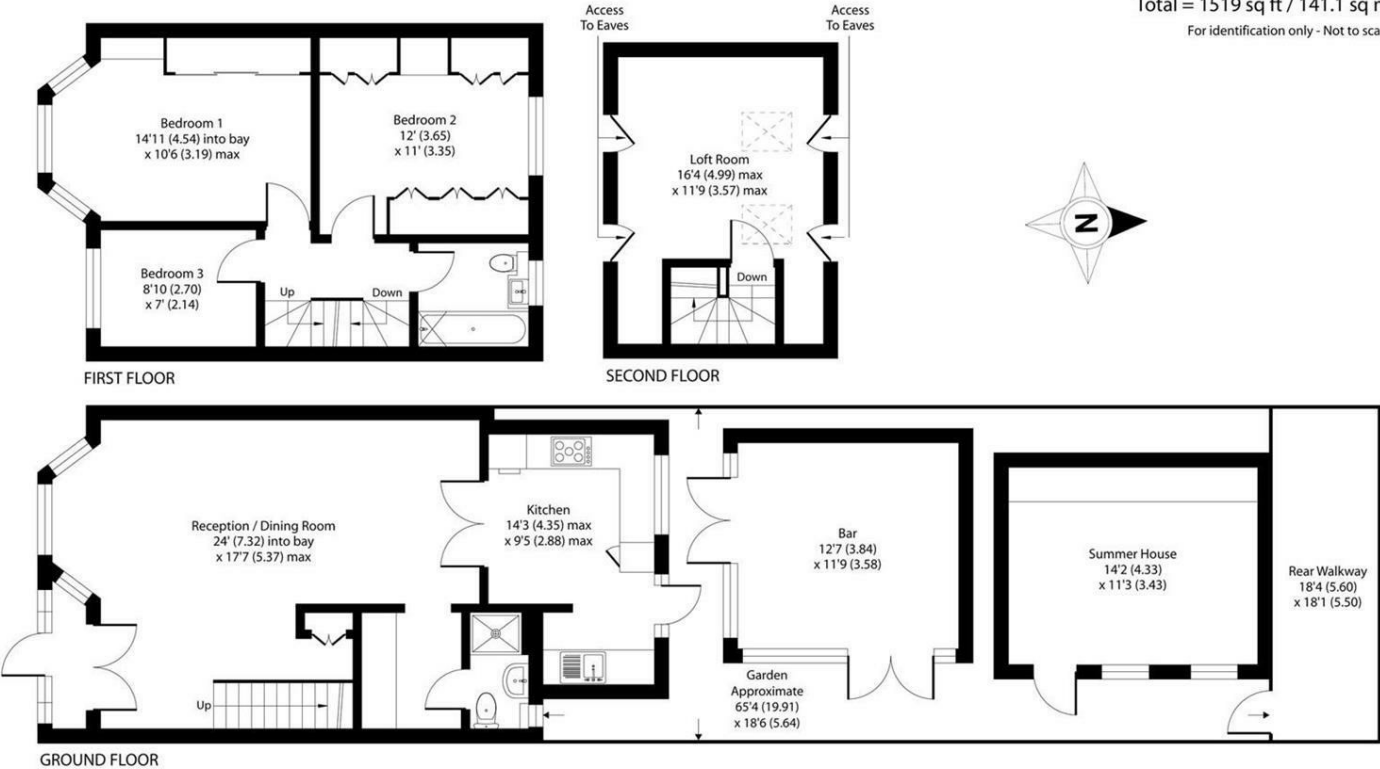




Floor Plan

Grosvenor Crescent, UB10 9ER

Approximate Area = 1211 sq ft / 112.5 sq m  
Outbuilding = 308 sq ft / 28.6 sq m  
Total = 1519 sq ft / 141.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Gibbs Gillespie. REF: 1332425

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC