

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9EZ
Guide Price: £575,000



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A four bedroom, terraced house offering spacious and generously proportioned rooms throughout, situated on the ever popular Oak Farm, offering convenient access to several well-regarded schools, shops and transport links. The ground floor of the property comprises porch, 16ft living room and 16ft kitchen/dining room. To the first floor, there is the 10ft second bedroom with fitted wardrobes, 10ft third bedroom with fitted wardrobes, 5ft fourth bedroom and family bathroom. The loft space has been converted as the main bedroom with fitted wardrobe and en-suite. Outside, there is off street parking and a landscaped private rear garden mainly laid to lawn.

Four bedroom house

Mid terrace

Oak Farm

16ft Kitchen/diner

16ft living room

16ft main bedroom

10ft second bedroom

Great transport links

Private rear garden

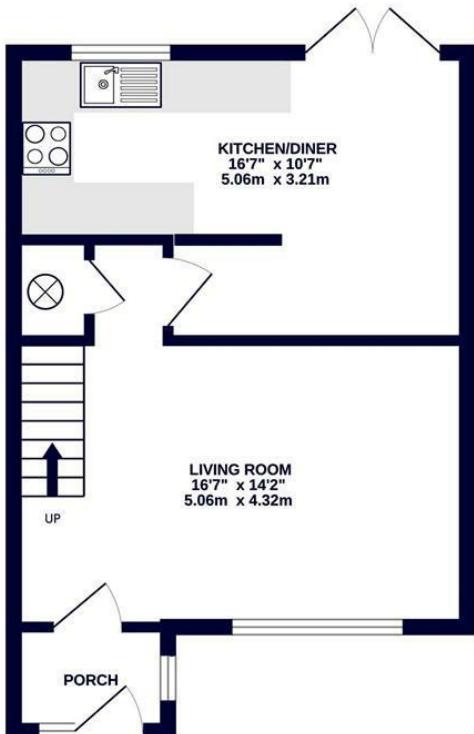
Off street parking

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.

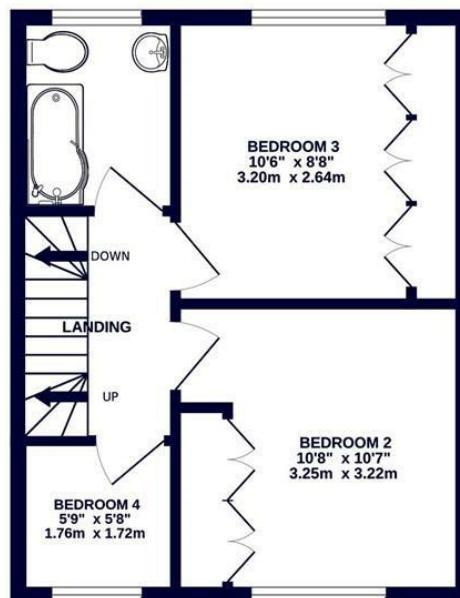




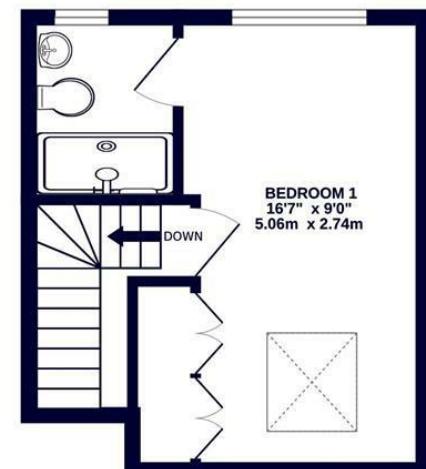
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



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TOTAL FLOOR AREA : 948 sq.ft. (88.0 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	
	Current
Very energy efficient - lower running costs	
201-100 A	
199-91 B	
90-41 C	
40-11 D	
10-1 E	
1-1 F	
1-1 G	
More energy efficient - higher running costs	
EU 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.