



## 56 Oakwood Crescent, Greenford, UB6 0RH

Guide price £700,000

- Four Bedrooms
- Off Road Parking
- Family Friendly Layout
- Open Plan Kitchen
- Walking Distance to Tube Stations
- Needs To Be Seen
- Great Location
- Chain Complete

# 56 Oakwood Crescent, Greenford UB6 0RH

Guide Price £700,000 - £725,000. Positioned on the fringes of expansive, wide-open green spaces that beautifully define the area, this exceptional family home is only a stones throw, from stunning panoramic views stretching across Central London and the property offers an enviable lifestyle for both families and couples alike. With scenic walking routes, vibrant outdoor spaces and a warm community feel right on the doorstep, it is an area that truly feels like home.

The property itself has been intelligently and sympathetically extended over the years, including a side extension and a full-width single-storey rear addition. This has created a wonderfully versatile layout and an impressive open-plan ground floor, with each space flowing naturally and effortlessly into the next.

The hub of the home is the kitchen and breakfast area, perfectly positioned to serve both the dining space and the formal sitting area, making it ideal for modern family living and entertaining. Beyond this, a separate cosy lounge offers a quieter retreat, perfect as a snug, study or reading room. The ground floor also features a highly adaptable fourth bedroom, previously utilised as a playroom and sports room by the current owners, giving further flexibility to suit a range of lifestyles.

The entire ground floor is bathed in natural light, enhanced by incredibly high ceilings which add a sense of grandeur and openness. It is, without doubt, one of the standout features of this beautiful home. Ascending to the first floor, you will find three well-proportioned bedrooms and a bright family bathroom. A



Council Tax Band: E



## Area Guide

Horsenden Park, also known as Horsenden Hill, is a large nature reserve and green space in Greenford, West London, within the London Borough of Ealing. Covering around 100 hectares, it's one of the borough's biggest conservation sites and offers a mix of woodland, meadows, wetlands, and farmland.

The park is divided into three main sections: Horsenden East (woodland and grazing fields), Horsenden West (meadows and ponds), and Paradise Fields (reed beds and lagoons south of the canal). Its hilltop, rising to about 85 m, provides panoramic views across London, including Wembley and Harrow on the Hill.

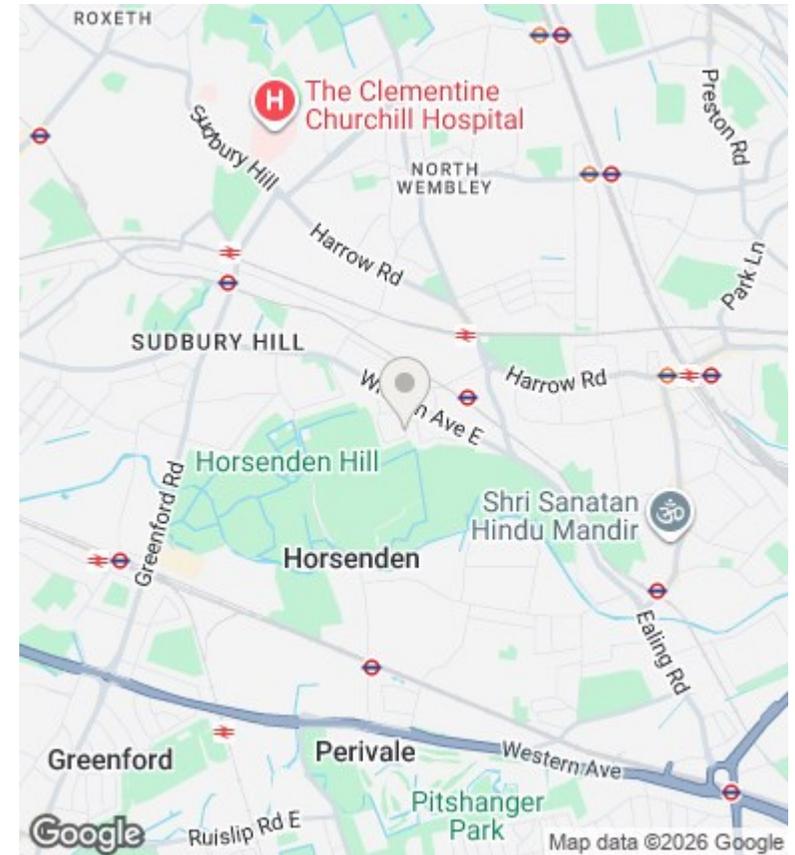
Key attractions include Horsenden Farm, with its café and community shop, a Gruffalo Trail, orchard projects, and guided nature events. There's also the Horsenden Hill Activity Centre, offering outdoor activities like FootGolf and team events.

The area is rich in history, with archaeological evidence from the Iron Age, Roman, and Saxon periods, and parts designated as a Scheduled Ancient Monument.

Horsenden Park is easily accessible by the Central line (Perivale Station), local buses, and has nearby parking. It's a popular destination for walking, wildlife watching, and family days out, providing a tranquil countryside feel within urban West London.

Nearby, Greenford offers a diverse community, good transport links, and other parks such as Ravenor Park and Northala Fields.

In summary: Horsenden Park is a scenic, historic, and community-focused green space — ideal for nature lovers, families, and anyone seeking peaceful outdoor recreation close to London.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	