

# Granville Road

Hillingdon • Middlesex • UB10 9AE

Guide Price: £630,000



coopers  
est 1986

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A four bedroom, end-terraced house situated on a sought after residential road on the Oak Farm 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. Uxbridge Town Centre is approximately just over a mile away. The property comprises 13ft living room, 16ft dining room, 12ft kitchen. To the first floor you will find the 13ft second bedroom, 11ft third bedroom, 9ft fourth bedroom and family bathroom. The second floor features 16ft main bedroom and en-suite shower room. Outside, there is off street parking and private south facing rear garden with access to the 18ft double garage.

Four bedroom house

End terraced

Extended

Oak farm

13ft Living room

12ft Kitchen

16ft Dining room

16ft Main bedroom with en-suite

South facing private rear garden

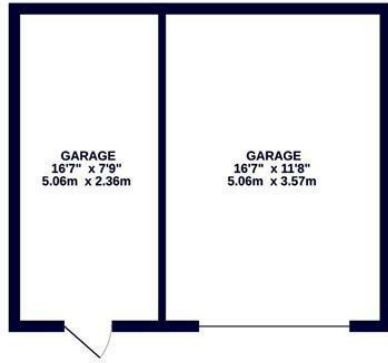
Off street parking

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.

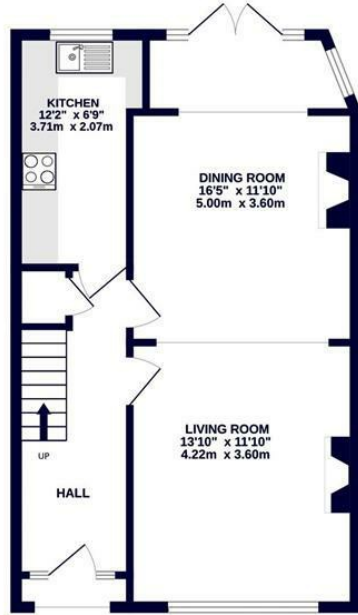




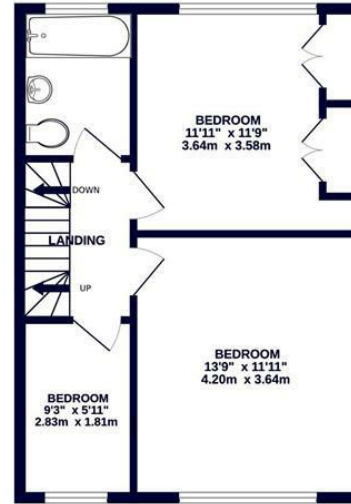
OUTBUILDING  
323 sq.ft. (30.0 sq.m.) approx.



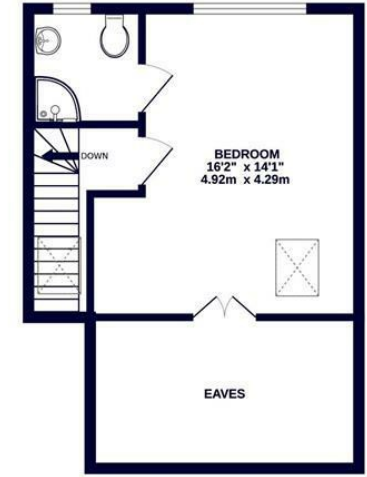
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
		69	85
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.