

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ER

Guide Price: £565,000



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est 1986

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A well presented three bedroom, end terraced house that is situated on a sought after road on the Oak Farm. The property provides easy access to a number of highly regarded schools including Oak Farm, Ryefield and Vyners, Hillingdon Tube station, local shops and the A40/M40/M4 road links. The property comprises 14ft living room, 11ft dining room and modern 8ft kitchen. To the first floor there is a 14ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking, private south-facing rear garden and 16ft garage.

Three bedroom house

End of terrace

Potential to extend (S.T.P)

Oak Farm location

14ft living room

11ft dining room

14ft kitchen

16ft garage

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.





Property

A three bedroom, end terraced house that has generously proportioned rooms throughout creating a lovely family home with the potential to extend subject to the usual planning consents. The ground floor of the property comprises spacious hallway with doors leading to the 14ft living room, 11ft dining room and 8ft kitchen. To the first floor, there is the 14ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom.

Location

Situated just off Long Lane on the popular Oak Fam, Grosvenor Crescent is a sought after road that offers easy access to numerous schools including Oak Farm, Ryefield, St Helens and St.Bernadettes primary and Vyners and Swakeleys senior schools. For the commuter Hillingdon Tube station with its Metropolitan and Piccadilly lines is within walking distance while the A40/M40 and M4 just a short drive. Uxbridge town centre with its wide range of shopping facilities, restaurants, bars and leisure centre is approx 1 mile away away with Heathrow Airport, Stockley Park and Hillingdon Hospital located approx. within a 10 minute drive.

Outside

This property offers off street parking as well as a south-facing private rear garden that has been mainly laid to lawn with a variety of shrubs, bushes and trees along the borders and patio area at the back of the house. To the rear of the garden is a garage and a paved area along with gated access.



Schools:

Oak Farm Infant School 0.2 miles
 St Bernadette Catholic Primary School 0.5 miles
 Vyners Senior School 1.0 miles



Train:

Hillingdon station 0.7 miles
 Ickenham station 1.5 miles
 Uxbridge station 1.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

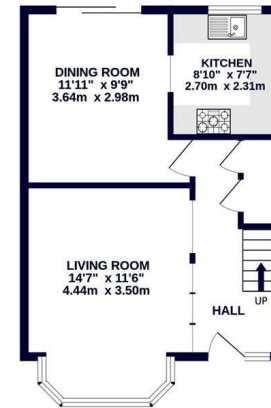
(Distances are straight line measurements from centre of postcode)



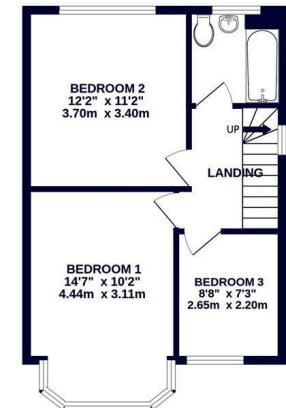
OUTBUILDING
 158 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR
 442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
 438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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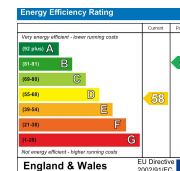
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