

# Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ER  
Guide Price: £565,000



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# Grosvenor Crescent

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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 Farm, 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 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:

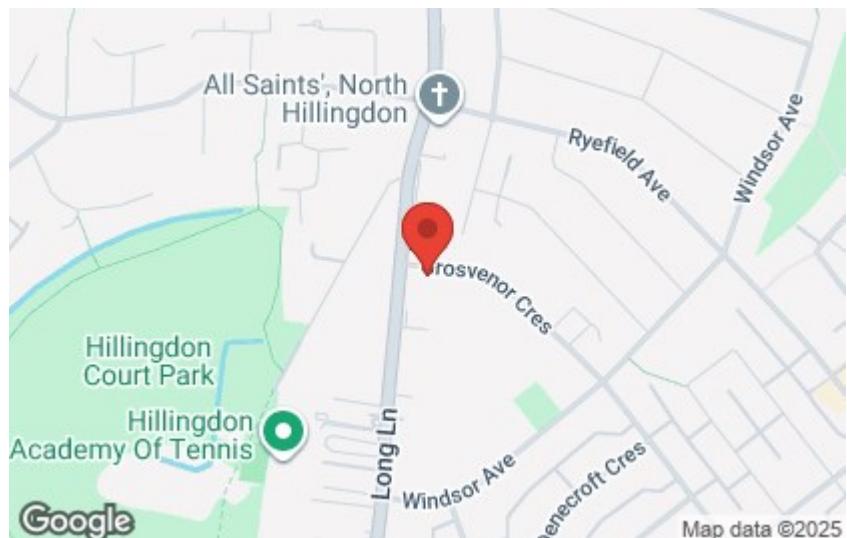
M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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01895 230 103

109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ

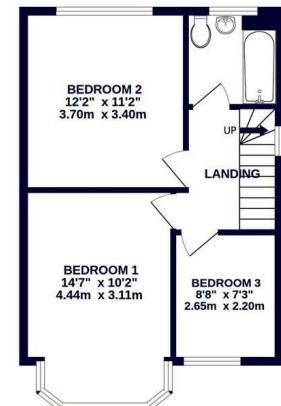
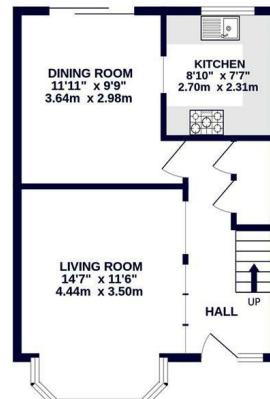
hillingdon@coopersresidential.co.uk

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

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.



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**TOTAL FLOOR AREA: 1038 sq ft. (96.4 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and 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	Potential
Very energy efficient - lower running costs	More energy efficient		
A+	A	86	
A+	B		86
B+	C		86
B+	D	86	
B	E		86
B	F	86	
B	G		86
More energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales			

**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.