

Woodcroft Crescent

Hillingdon • Middlesex • UB10 9JA

Guide Price: £525,000



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This extended, three bedroom, terraced home situated on Woodcroft Crescent offered to the market with generously proportioned rooms throughout. A sought after road within the ever popular Oak Farm offering easy access to highly regarded schools and local shops. The property is within easy reach of bus links, the A40 and Hillingdon tube station. The ground floor of the property comprises porch, 12ft living room, 11ft dining room, 10ft kitchen, 8ft utility room and store room. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom. The loft has been converted into a 16ft second living room with ample eaves storage running on both sides. This home benefits from off street parking and a private rear garden mainly laid to lawn.

Three bedroom house

Terraced

Oak Farm

Extended

12ft living room

10ft kitchen

Utility room

12ft main bedroom with fitted wardrobes

Off street parking

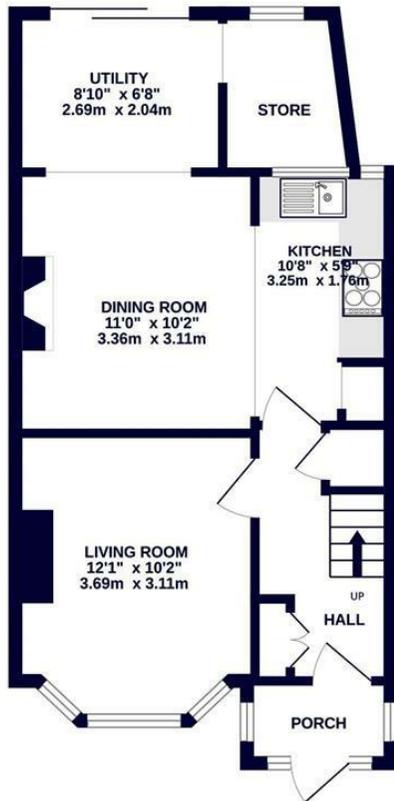
Private rear garden

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.

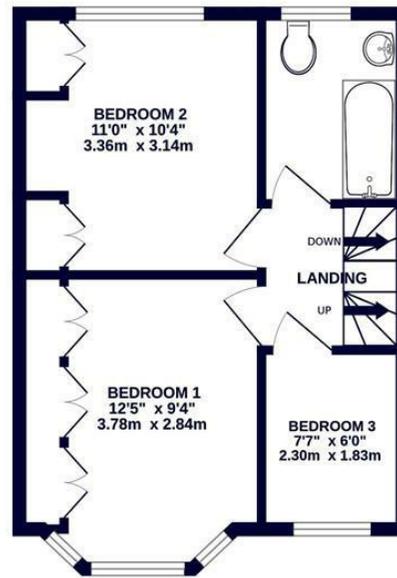




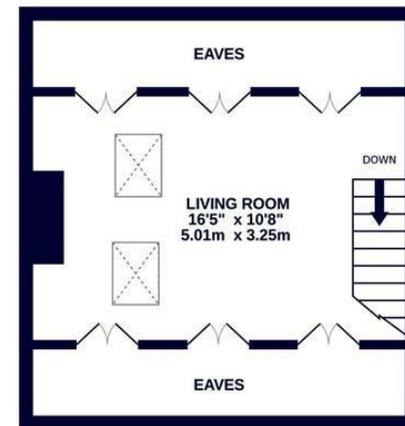
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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 - highest running costs	G		
England & Wales		03 September 2022/01/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.