



## Granville Road, Hillingdon, Uxbridge, UB10 9AE

- Spacious and terraced home
- En-suite shower room
- Open plan living/dining
- No upper chain
- Attractive rear garden
- Four bedrooms
- Open plan living/dining room
- Off street parking
- Prime location
- Close to well regarded schools

**Asking Price £628,000**

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### **Description**

A well-presented four-bedroom family home arranged over three spacious floors. The property features two generous reception rooms, a fitted kitchen with access to the rear garden, three first-floor bedrooms with a family bathroom, and an impressive top-floor primary bedroom complete with built-in storage and en-suite shower room. Ideally suited to growing families, the home offers versatile living accommodation in a convenient residential location.

### **Accommodation**

Providing accommodation that briefly comprises an entrance porch, entrance hall with stairs rising to the first floor, a front reception room featuring a double glazed bay window, and a rear reception room which overlooks and opens onto the rear garden, creating an ideal space for entertaining. The kitchen is fitted with a range of storage units and drawers, offers space for appliances, and benefits from a double glazed window overlooking the rear garden as well as a double glazed door providing direct access outside.

To the first floor there are three well-proportioned bedrooms and the family bathroom, which is fitted with an enclosed bath with shower attachment, wash hand basin and WC, complemented by partly tiled walls and a rear aspect double glazed window.

The second floor hosts the impressive primary bedroom, a superb and spacious room featuring built-in storage, a rear aspect double glazed window, and the added benefit of a private en-suite shower room.

### **Outside**

There is an attractive and well maintained garden to the rear of the property with an area of lawn, flower and shrub borders and patio. There is a detached workshop at the rear of the garden with power and lighting.

To the front of the property there is a shared driveway and off street parking for two cars.

### **Situation**

Granville Road is a very well regarded residential road positioned within easy reach of Hillingdon station with its Metropolitan and Piccadilly line services to London. The Oxford tube is a short walk away providing a regular service to central London and Oxford. There are a number of well regarded schools within close proximity. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Uxbridge town centre is nearby with its multiple shopping facilities, restaurants and bars.

### **Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

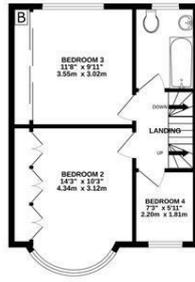
Council Tax Band: D

EPC Rating: D

### **IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

1ST FLOOR  
475 SQ. FT. (44.1 SQ. M.) APPROX.



GROUND FLOOR  
475 SQ. FT. (44.1 SQ. M.) APPROX.



2ND FLOOR  
223 SQ. FT. (20.7 SQ. M.) APPROX.



OUTBUILDING  
195 SQ. FT. (18.1 SQ. M.) APPROX.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.