

# Granville Road

Hillingdon • Middlesex • UB10 9AG

Guide Price: £600,000



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An extended, four bedroom, terraced home 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 ground floor of the property comprises porch, 11ft living room, open plan 15ft kitchen and 17ft family/dining room. To the first floor, there is the 10ft second bedroom with fitted wardrobes, 9ft third bedroom with fitted wardrobes, 5ft study and family bathroom. The loft has been converted into the 14ft main bedroom with fitted wardrobes and en-suite shower room. Outside, there is off street parking and a landscaped private rear garden mainly laid to lawn with a patio area across the back of the house.

Four bedroom house

Terraced

Extended

Oak Farm

17ft family/dining room

15ft kitchen

14ft main bedroom with fitted wardrobes and en-suite

10ft second bedroom with fitted wardrobes

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.

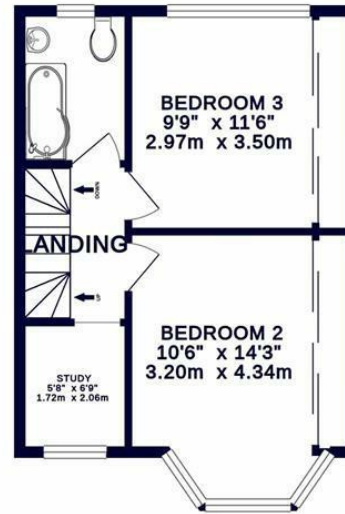




**GROUND FLOOR 652 sq. ft.**  
( 60.6 sq. m. )



**1ST FLOOR 415 sq. ft.**  
( 38.6 sq. m. )



**2ND FLOOR 299 sq. ft.**  
( 27.8 sq. m. )



**TOTAL FLOOR AREA : 1367 sq. ft. ( 127.0 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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**CoopersResidential.co.uk**

Energy Efficiency Rating	
Grade	Score
A	89-100
B	81-88
C	69-80
D	64-68
E	55-63
F	49-54
G	1-48

Not energy efficient - Higher savings costs

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.