

# Woodcroft Crescent

Hillingdon • Middlesex • UB10 9JB

Guide Price: £525,000



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A three bedroom, end-terrace house situated on Woodcroft Crescent, a sought after road within the ever popular Oak Farm offering easy access to highly regarded schools. The offers potential to extend subject to usual planning consents. The ground floor of the property comprises porch, entrance hall with doors leading to the 23ft lounge/diner, 8ft kitchen and 16ft conservatory. To the first floor is the 12ft main bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom. Outside, there is off street parking and a landscaped south facing private rear garden with a 16ft garage.

Three bedroom house

End terrace

Oak Farm

Potential to extend (S.T.P)

23ft lounge/diner

8ft kitchen

South facing garden

17ft garage

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.

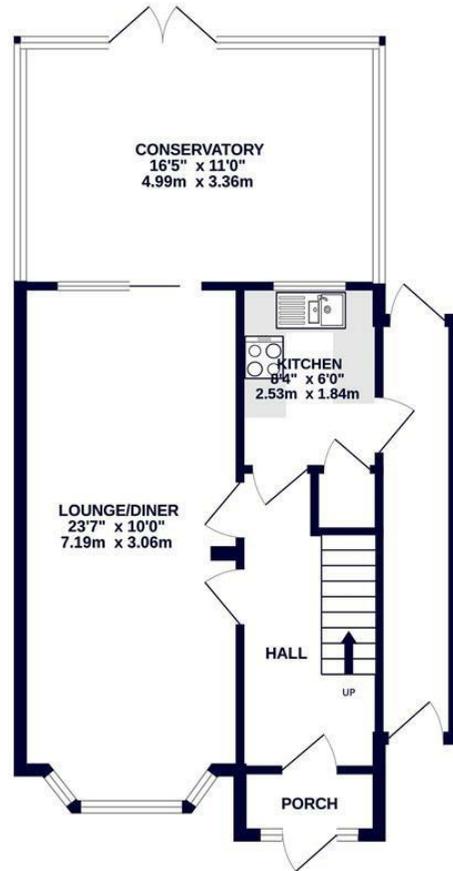




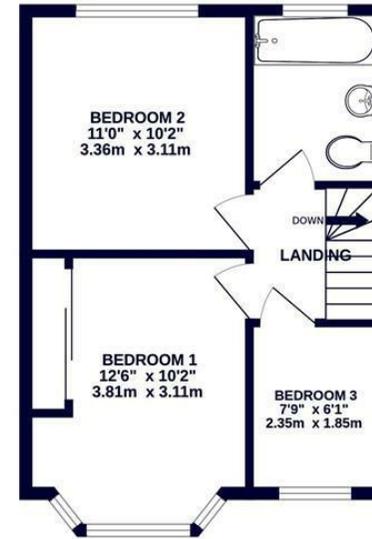
OUTBUILDING  
151 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



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



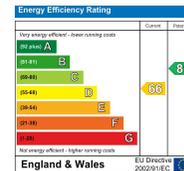
TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

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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