

# Grosvenor Crescent

Hillingdon • Middlesex • UB10 9EX  
Offers In Excess Of: £500,000



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A three bedroom terraced house situated on Grosvenor Crescent, a sought after road on the Oak Farm which offers easy access to a number of highly regarded primary and secondary schools. For the commuter, the U2 bus stop is just a minutes walk away, while Hillingdon Tube station is under a mile away with its Metropolitan and Piccadilly lines providing a direct route into central London along with the A40/M40 with its links to London and The Home Counties. The ground floor comprises a porch and entrance hallway with doors leading to the 12ft living room, 16ft kitchen/breakfast room, 15ft conservatory and shower room. To the first floor is the 13ft main bedroom with fitted wardrobes, 10ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Terraced

Oak Farm

12ft living room

16ft kitchen/breakfast room

15ft conservatory

Two bathrooms

Private rear garden

Off street parking

Rear access via service road

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.

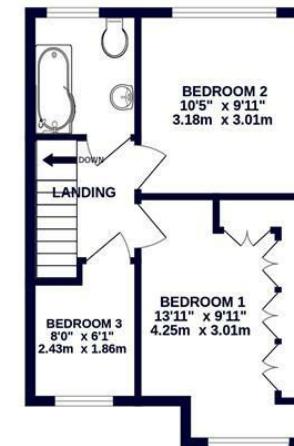
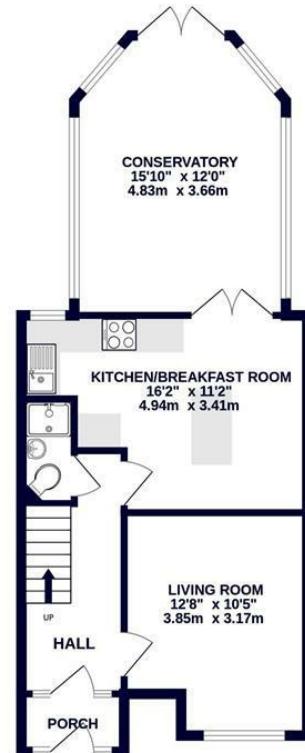




OUTBUILDING  
155 sq.ft. (14.4 sq.m.) approx.

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
98-100 A	88
90-91 B	
80-81 C	
70-79 D	56
60-59 E	
50-40 F	
40-31 G	
All energy efficient - higher running costs	

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.