

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9ES

Offers In Excess Of: £485,000



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A three bedroom, terraced home situated on Grosvenor Crescent, a highly desirable road located on the Oak Farm, offering convenient access to several well-regarded primary schools. For commuters, bus stops are just a minute's walk away and Hillingdon Tube Station is under a mile away, providing direct connections to Central London via the Metropolitan and Piccadilly lines. The A40/M40 is also easily accessible and Uxbridge town centre is just a five-minute drive away. This home has been offered to the market with potential to extend subject to the usual planning consents. The ground floor of the property comprises entrance hall with doors leading to the 14ft living room, 12ft dining room and 9ft kitchen. To the first floor, there is the 14ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes, 9ft third bedroom and family bathroom. Outside there is off street parking and a landscaped private rear garden mainly laid to lawn.

Three bedroom house

Mid terraced

Potential to extend (S.T.P)

Oak Farm

14ft living room

9ft kitchen

12ft dining room

14ft main bedroom with fitted wardorbes

Private rear garden

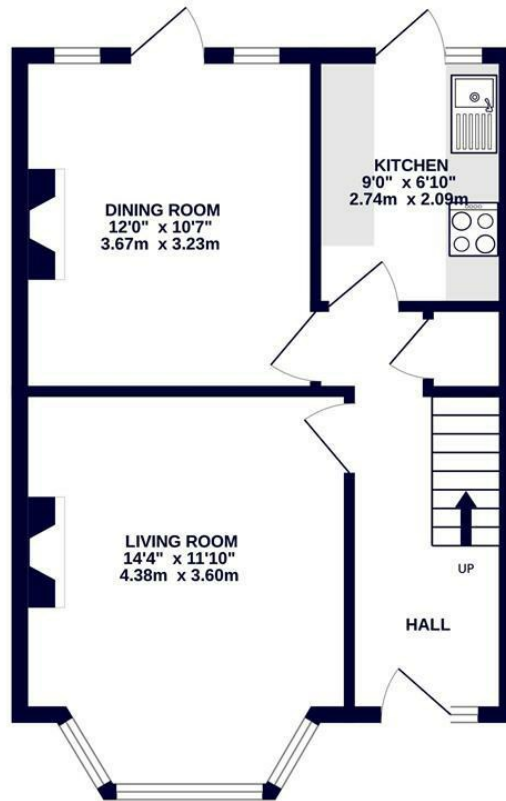
Off street parking

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.

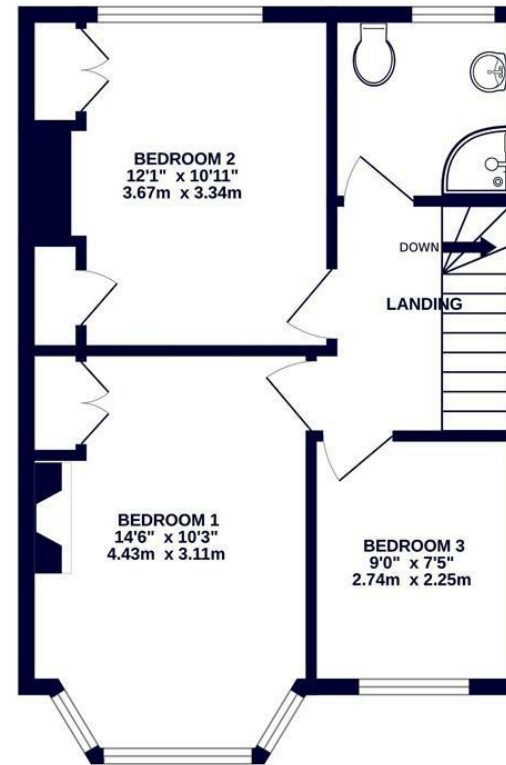




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



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TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

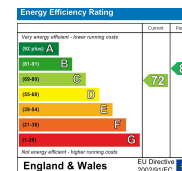
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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