

Woodcroft Crescent

Hillingdon • Middlesex • UB10 9JD

Guide Price: £524,000



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est 1986

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An extended three bedroom terraced house situated on Woodcroft Crescent, a sought after road within the ever popular Oak Farm offering easy access to highly regarded schools and local shops. The property is within easy reach of bus links, the A40 and Hillingdon Tube station. The property comprises 23ft through lounge, 14ft kitchen/breakfast room and utility room. The first floor comprises 12ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking along with a private rear garden that has been mainly laid to lawn.

Three bedroom house

Mid-terraced

Extended

Oak Farm

23ft through lounge

14ft kitchen/breakfast room

12ft main bedroom

16ft 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.





Property

An extended three bedroom terraced house that is situated on a sought after residential road that has been offered to the market with generously proportioned rooms throughout while offering the potential to extend further subject to the usual planning consents. The property comprises entrance hall, 23ft through lounge, 14ft kitchen/breakfast room and utility room. The first floor comprises 12ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom.

Location

Woodcroft Crescent is a sought after road within the ever popular Oak Farm which is renowned for its easy access to highly regarded schools including St. Bernadettes, Oak Farm and Ryefield primary schools and Oakwood and Swakeleys secondary schools. The property is within easy reach of local shops, bus links, the A40 and Hillingdon Tube station, which both provide a direct route in central London along with the Elephant Park and nature reserve. Uxbridge town centre with its wide range of shopping facilities is just a short drive away.

Outside

The property offers off street parking whilst the landscaped private rear garden has been mainly laid to lawn with an elevated decked patio area to the rear of the garden creating great space for outdoor enjoyment. There is also a 16ft garage in the garden.



Schools:

Oak Farm Junior School 0.2 miles
St Bernadette Catholic Primary School 0.3 miles
Swakeleys School for Girls 0.3 miles



Train:

Hillingdon train station 0.8 miles
Ickenham train station 1.4 miles
Uxbridge train station 1.5 miles



Car:

M4, A40, M25, M40



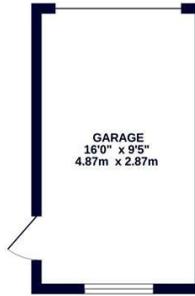
Council Tax Band:

D

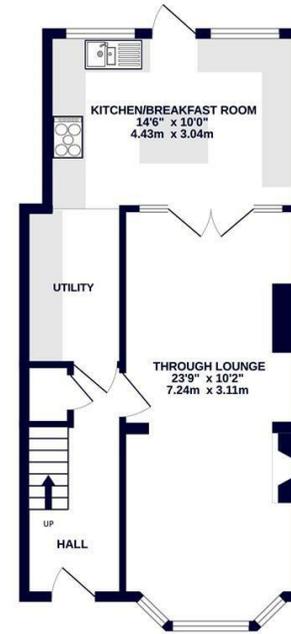
(Distances are straight line measurements from centre of postcode)



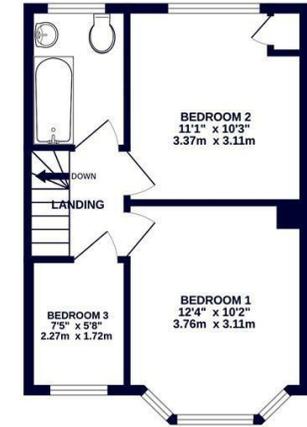
OUTBUILDING
150 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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01895 230 103
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.