

Granville Road

Hillingdon • Middlesex • UB10 9AF

Guide Price: £585,000



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A four bedroom, end-terraced house situated on Granville Road. 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 property comprises 14ft living room, 11ft dining room, 9ft kitchen and downstairs W.C. To the first floor you will find the 14ft second bedroom, 12ft third bedroom, 7ft third bedroom and family bathroom. Upstairs on the second floor there is the 12ft main bedroom with walk in wardrobe and family sized bathroom. Outside there is off street parking and a private rear garden mainly laid to lawn with a small patio area across the back of the house.

Four bedroom house

End of terrace

Oak farm

Sought after location

Great transport links

14ft living room

14ft second bedroom

12ft main bedroom with walk in wardrobe

Off street parking

Private rear garden

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.

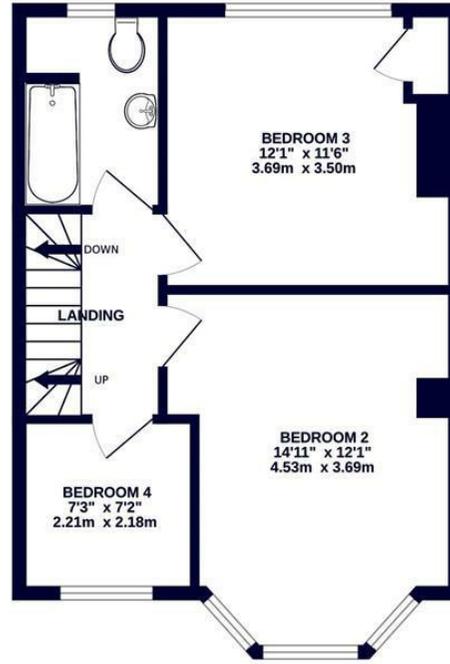




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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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		78
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	63	
Very poor energy efficiency - higher running costs	F		
Not 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.