

# Granville Road

Hillingdon • Middlesex • UB10 9AG

Guide Price: £639,950



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A three/ four bedroom, end-terraced home situated on Granville Road, a sought after residential road within 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. The property comprises 25ft living room, 17ft kitchen/dining room and a downstairs shower room. The first floor comprises 14ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom. The second floor comprises 11ft loft room, currently used as an office. Outside, there is off street parking a a south-facing landscaped private rear garden.

Three/ four bedroom house

End terraced

Oak Farm

Extended

25ft living room

17ft kitchen/dining area

14ft main bedroom

19ft outbuilding

Private rear south-facing 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**

This three/four bedroom home has been modernised throughout and very well-kept by the current owners. The ground floor of the property comprises porch, entrance hall with doors leading to the 25ft living room fitted with an air conditioning unit, 17ft kitchen/dining room and a downstairs shower room. To the first floor, you will find the 14ft main bedroom, fitted with an air conditioning unit, 11ft second bedroom, 7ft third bedroom and family bathroom. The loft has been converted into an 11ft room, currently used as an office space with great eaves storage around. The loft can be extended further subject to usual planning consents.

### **Location**

Granville Road is a sought after residential road offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield, St Bernadettes and Vyners Senior school, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

### **Outside**

This home offers off street parking for two cars and a side access to the south-facing, landscaped private rear garden. The garden has been very well maintained by the current owners with a block paved patio area at the back of the house. It has been thoughtfully sectioned with artificial grass creating a very low maintained feel. At the end of the garden, there is an outbuilding that is already equipped with water and waste pipe connections.



### Schools:

Oak Farm Infant School 0.6 miles  
Ryefield Primary School 0.7 miles  
Swakeleys School for Girl 0.9 miles



### Train:

Hillingdon 0.3 miles  
Ickenham 0.8 miles  
West Ruislip 1.3 miles



### Car:

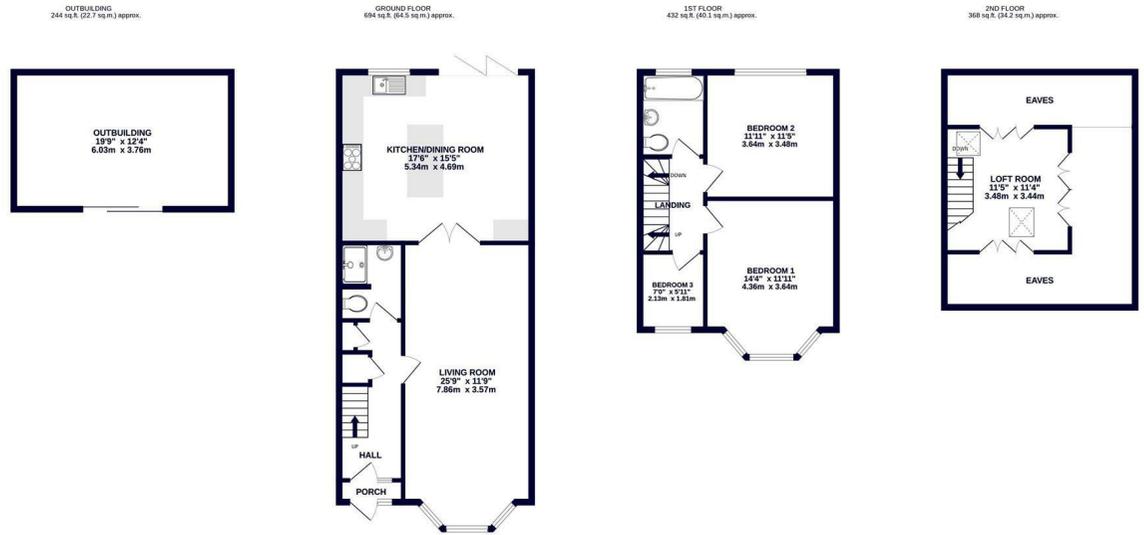
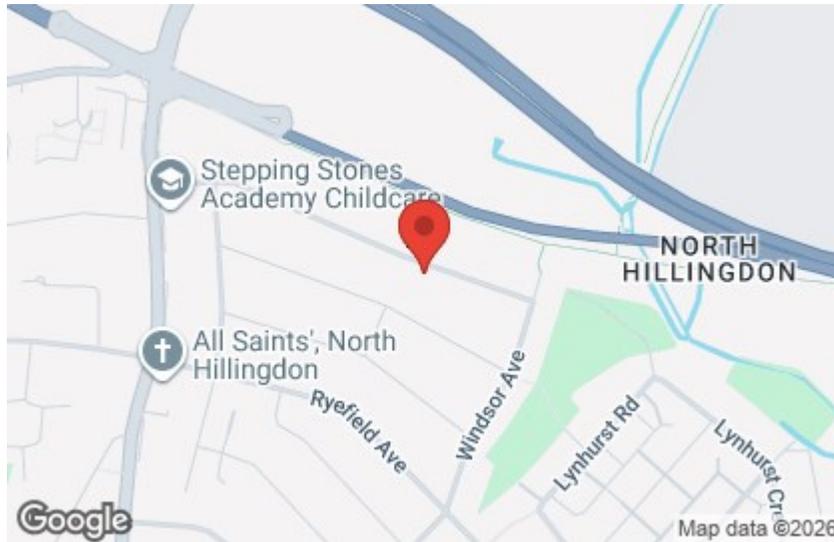
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

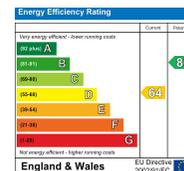


TOTAL FLOOR AREA: 1739 sq.ft. (161.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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