

Grosvenor Crescent

Hillingdon • Middlesex • UB10 9EZ
Offers In Excess Of: £550,000



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This extended, three/ four bedroom, end-terrace home situated on Grosvenor Crescent offered to the market with spacious and generously proportioned rooms throughout, situated on the ever popular Oak Farm and offering convenient access to several well-regarded schools, shops and transport links. The ground floor of the property comprises porch, entrance hall with doors leading to the 21ft living/dining room, 13ft kitchen, 9ft fourth bedroom and an additional shower room with W/C. To the first floor, there is the 10ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 7ft third bedroom and family bathroom. This home benefits from off street parking and a landscaped, private rear garden mainly laid to lawn with an elevated patio area across the back of the house.

Three/four bedroom house

End-terrace

Oak Farm

Extended

21ft living/dining room

13ft kitchen

Downstairs shower room

10ft bedroom with fitted wardrobes

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.

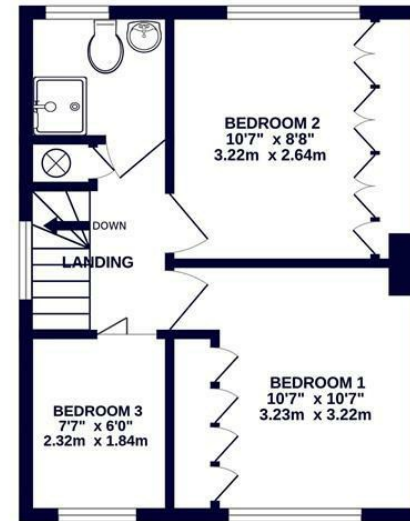




GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
How energy efficient? - lower savings costs			
Very energy efficient - lower savings costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Needs a lot of work	F		
Very poor energy efficiency - higher savings costs	G		
Not energy efficient - higher savings costs			
England & Wales		EU 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.