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& MILLER



Granville Road, Uxbridge, UB10 9AF  
£625,000

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**£625,000**

- Four Bedroom Family Home
- Two Bathrooms
- 20 ft Garage
- Close To Highly Regarded Schools
- Oak Farm Development
- Stunning Condition Throughout
- Loft Extension With Ensuite
- New Roof
- Off Street Parking
- Walking Distance to Hillingdon Station

## Description

This exquisite house presents an exceptional opportunity for those seeking a comfortable and stylish family home. Comprising of spacious reception room that flows seamlessly into a well-appointed fitted kitchen and dining area, also proving access to the rear garden and a downstairs WC.

The first floor boasts three bedrooms and a family bathroom.

Rising to the second floor there is a stunning loft conversion featuring an ensuite bathroom.

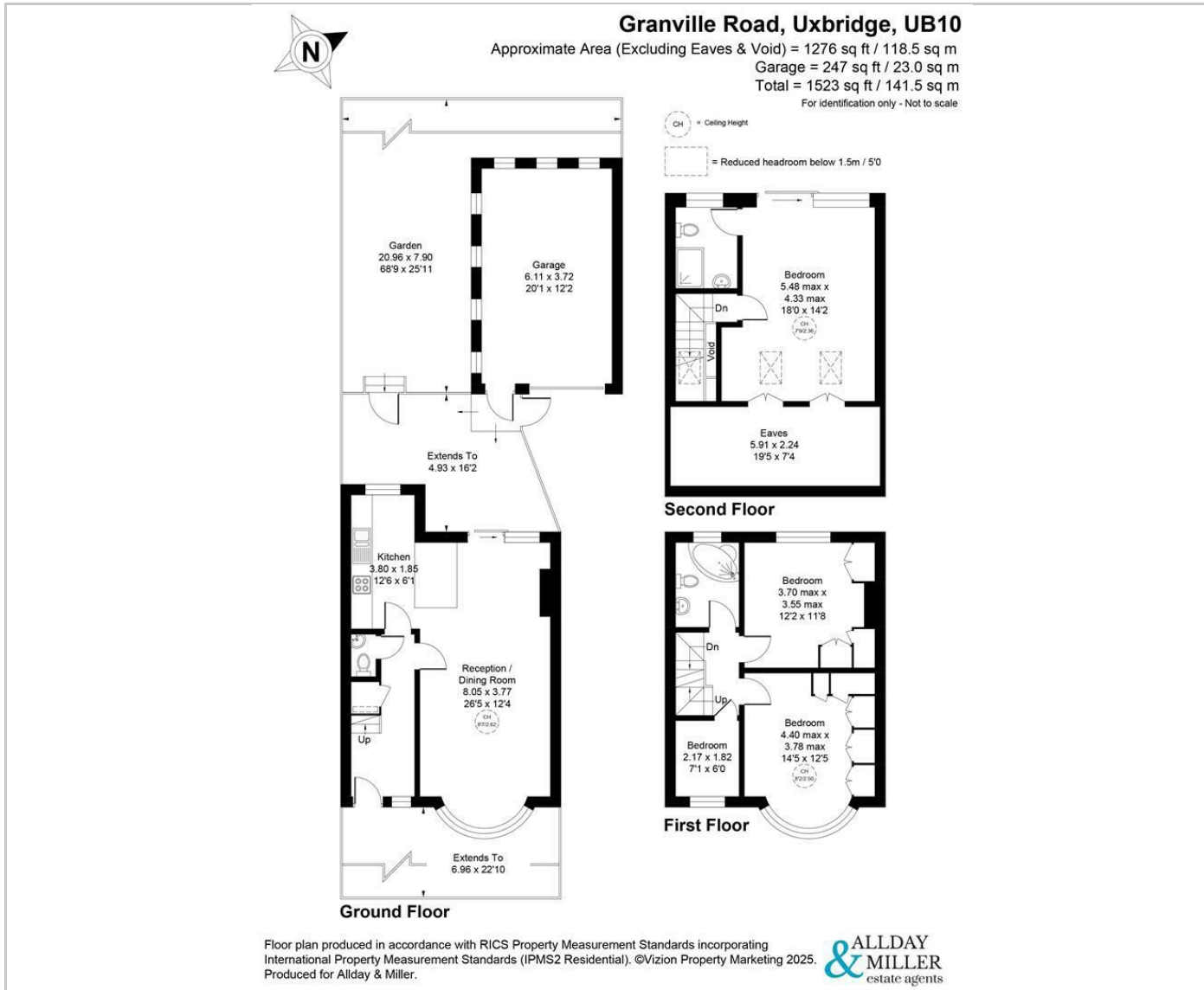
The front drive offers convenient off-street parking. The private garden provides a tranquil outdoor space for dining and entertainment. There is also a private garage accessed via the side of the house.

## Situation

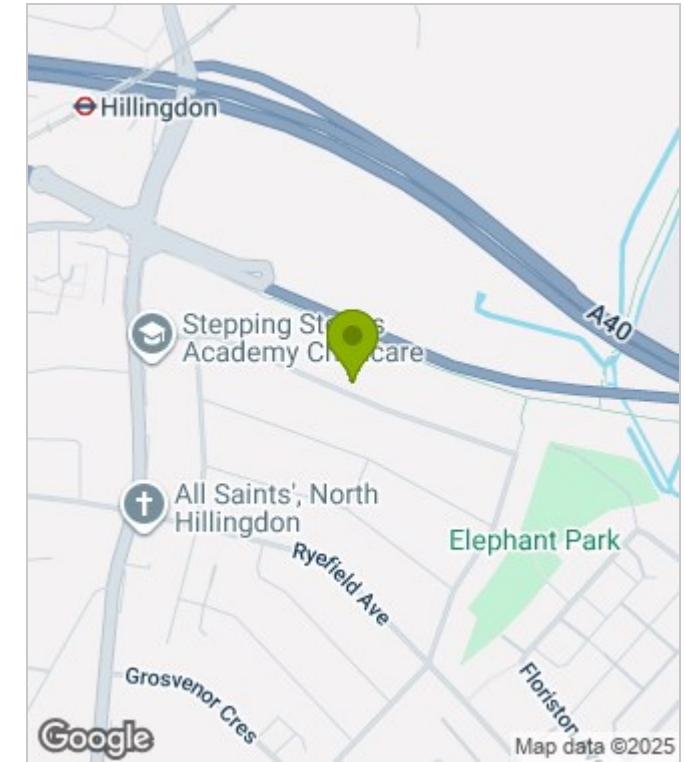
Granville Road is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes. Hillingdon station just a short drive away with the Metropolitan and Piccadilly line giving easy links into central London. For the commuters the A40/M25 & M40 are close by with its easy access into London and the Home Counties. Uxbridge Town Centre with its vast array of local shops, restaurants, coffee shops, bars, gyms and a cinema is approximately just over a mile away.



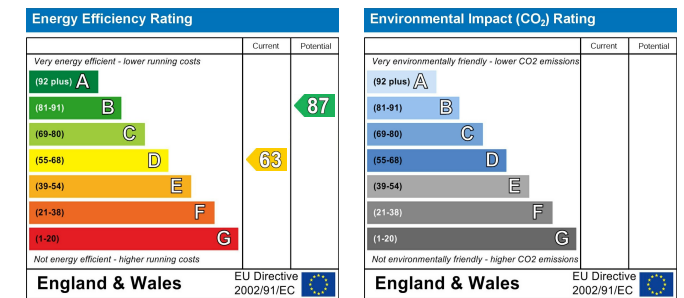
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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