



Granville Road, Uxbridge, UB10 9AG

- Three bedroom family home
- Modern fitted kitchen with integrated appliances
- Mature rear garden offering privacy and seclusion
- Private driveway providing off-street parking
- Close to well regarded schools
- Two spacious reception rooms
- Contemporary family bathroom
- Significant potential to extend to the side and rear (stp)
- Double-length garage with power and lighting
- Ideal family home

Asking Price £595,000

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Description

Situated on a sought-after residential road, this well-proportioned family home offers spacious accommodation, including two reception rooms, a modern fitted kitchen and a contemporary family bathroom. A particular feature of the property is the impressive mature rear garden, which enjoys a high degree of privacy and provides a superb outdoor space, while also offering tremendous potential for future extension, subject to the usual planning permissions.

Accommodation

Providing well-planned and spacious accommodation that briefly comprises an entrance porch leading into the welcoming entrance hall, with stairs rising to the first floor and useful under-stairs storage.

The front reception room enjoys a double-glazed bay window and a feature fireplace, creating an attractive living space. The rear reception room offers a pleasant outlook over the garden and benefits from direct access to the outside.

The modern kitchen is fitted with a comprehensive range of eye and base level storage units and drawers, complemented by ample work surfaces incorporating an inset sink with mixer tap and an induction hob with extractor hood above. The kitchen also benefits from integrated appliances, tiled flooring, partly tiled walls, and a double-glazed door providing access to the rear garden.

To the first floor, there are three well-proportioned bedrooms together with a stylish modern family bathroom. The bathroom is fitted with a panel-enclosed bath with shower attachment, separate shower cubicle, wash hand basin and low-level WC, complemented by fully tiled walls and flooring, and a rear aspect double-glazed window.

Outside

The property enjoys a superb and generously sized rear garden, beautifully stocked with a variety of mature shrubs and trees, creating a private and attractive outdoor space.

To the front, there is a private driveway providing off-street parking for up to four cars, which leads to a double-length garage benefiting from power and lighting, offering excellent storage space or potential for a variety of uses.

Situation

Granville Road is a highly regarded residential location, ideally positioned within easy reach of Hillingdon Station, providing Metropolitan and Piccadilly line services into Central London. The Oxford Tube coach service is also within walking distance, offering regular connections to both Central London and Oxford.

There are a number of well-regarded primary and secondary schools nearby. The property also offers excellent road links, with the A40/M40 just a short drive away, providing convenient access to London, the Home Counties and the M25 motorway.

It is a short walk to local shops and Uxbridge town centre is close by and offers an extensive range of shopping facilities, restaurants, cafés, bars and leisure amenities.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

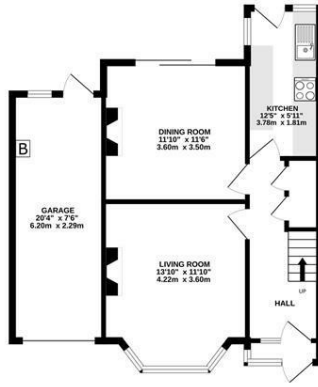
Council Tax Band: D

EPC Rating: D

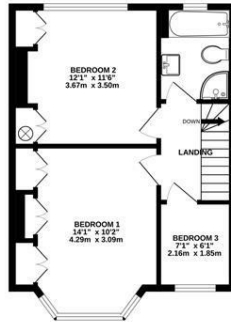
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
668 sq.ft. (61.3 sq.m.) approx.



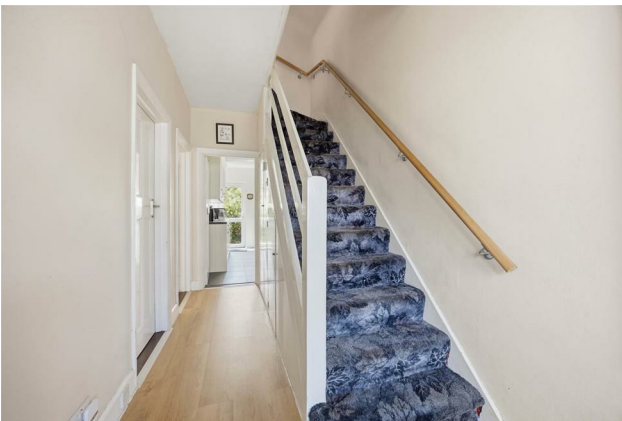
1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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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