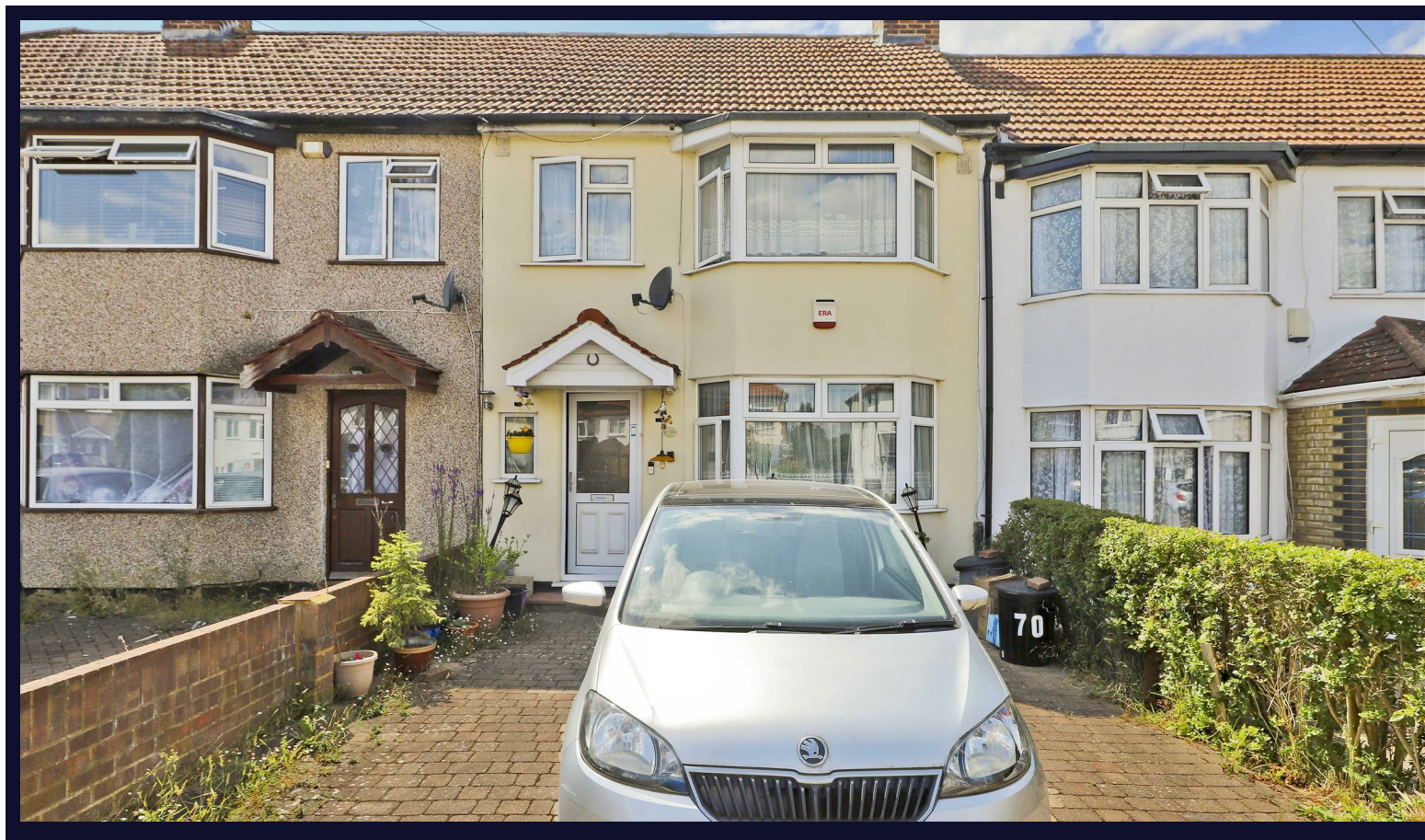


# Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EQ

Guide Price: £459,950



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# Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EQ

A three bedroom terraced house situated on Lynhurst Crescent, 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, numerous local shops, Hillingdon's Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. The ground floor of the property comprises an entrance hall, 13ft living room, 10ft family room, 10ft dining room, 18ft kitchen. To the first floor there is a 13ft master bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Terraced

Oak Farm location

13ft living room

10ft family room

18ft kitchen

13ft master bedroom

10ft second bedroom

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.





### Property

A three bedroom terraced house that has been extended by the current owners offering spacious and flexible accommodation. The ground floor of the property comprises an entrance hall, 13ft living room, 10ft family room, 10ft dining room, 18ft kitchen. To the first floor there is a 13ft master bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom.

### Outside

The front of the property has been block paved throughout creating off street parking whilst to the rear is the private mature rear garden. There is the added benefit a garage and a car port at the foot of the garden.

### Location

Lynhurst Crescent 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, 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 while to the rear of the garden is a nature reserve.



### Schools:

Ryefield Primary School 0.2 miles  
Oak Farm Junior School 0.6 miles  
Swakeleys School for Girls 0.8 miles



### Train:

Hillingdon Station 0.8 miles  
Ickenham Station 1.1 miles  
Uxbridge Station 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

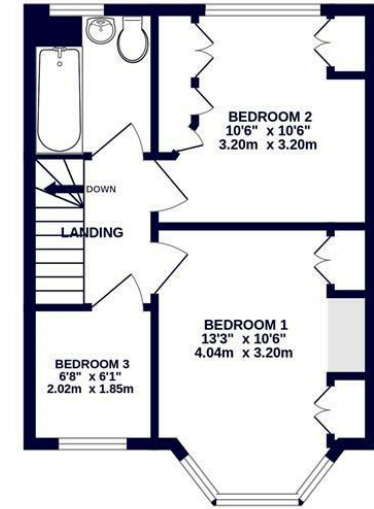
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



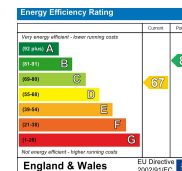
TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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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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.