

# Lynhurst Road

Hillingdon • Middlesex • UB10 9ED

Guide Price: £510,000



coopers  
est 1986



# Lynhurst Road

Hillingdon • Middlesex • UB10 9ED

An extended three bedroom terraced house situated on Lynhurst Road, a sought after residential road within the Oak Farm, just off Long Lane, offering easy access to a number of highly regarded local schools, numerous local shops and Hillingdon's Metropolitan/Piccadilly line train station. The ground floor of the property comprises entrance hall, leading to the 11ft family room, 18ft dining room, 9ft study and 9ft kitchen. To the first floor is the 11ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family shower room. Outside there is off street parking, private rear garden and double garage.

Three bedroom house

Terraced

Oak Farm

Extended

18ft dining room

9ft kitchen

11ft main bedroom with fitted wardrobes

16ft double garage

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

An extended three bedroom terraced house that has been well maintained and updated by the current owners. The ground floor of the property comprises entrance hall, leading to the 11ft family room, 18ft dining room, 9ft study and 9ft kitchen. To the first floor is the 11ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family shower room.

### Outside

The front of the property has been paved throughout creating off street parking whilst the private rear garden is mainly laid to lawn with a 16ft double garage.

### Location

Lynhurst Road is a sought after residential road within the Oak Farm, 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.







### Schools:

Ryefield Primary School 0.3 miles  
Oak Farm Infant School 0.6 miles  
Swakeleys School for Girls 0.7 miles



### Train:

Hillingdon station 0.7 miles  
Ickenham station 1.0 miles  
Uxbridge Station 2.0 miles



### Car:

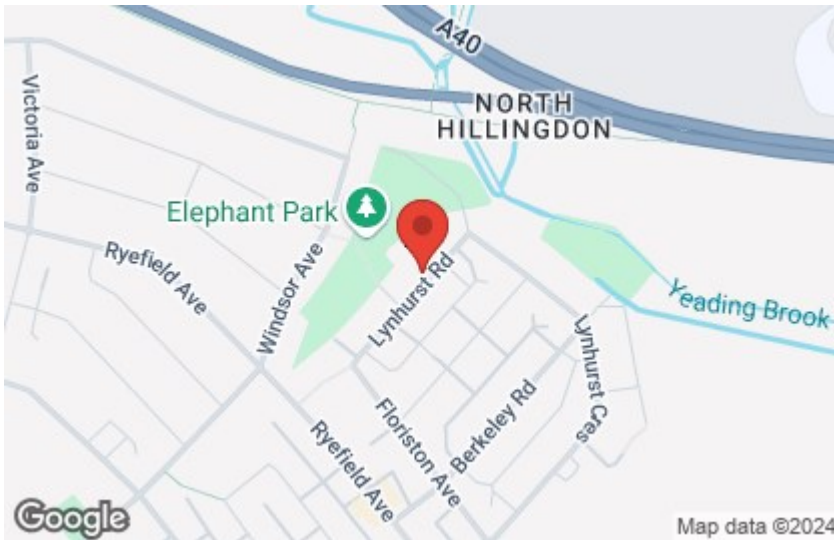
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
278 sq.ft. (25.8 sq.m.) approx.



GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



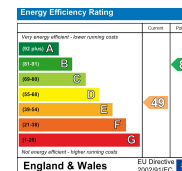
TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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.  
Made with Metropro ©2023



01895 230 103  
109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.