

Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EF

Guide Price: £475,000



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A three bedroom end terraced house with planning permission already granted for further extensions. 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 shops, Hillingdon Metropolitan/Piccadilly line train station and the A40. The ground floor of the property benefits from a porch, 13ft living room that opens into 15ft dining, 10ft kitchen and family bathroom. To the first floor there is a 13ft main bedroom, 9ft second bedroom and 6ft third bedroom. Outside there is off street parking and private rear garden.

Three bedroom house

End terrace

Planning permission granted

Oak Farm

13ft living room

15ft dining area

10ft kitchen

13ft main 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 end terraced house situated on a popular road within the sought after Oak Farm with the potential to extend whilst having planning permission already granted. The ground floor of the property benefits from a porch, 13ft living room that opens into 15ft dining, 10ft kitchen and family bathroom. To the first floor there is a 13ft main bedroom, 9ft second bedroom and 6ft third bedroom.

Outside

To the front of the property there is off street parking while to the rear is a large garden that is mainly laid to lawn with a patio area across the rear of the house. At the end of the garden there is a garage and rear access with a courtesy gate.

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 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 0.5 miles
Swakeleys School for Girls 0.7 miles



Train:

Hillingdon Station 0.9 miles
Ickenham Station 1.2 miles
Uxbridge Station 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

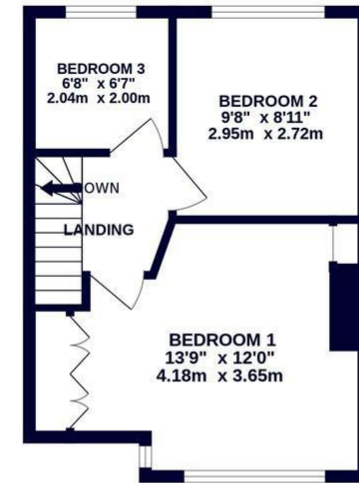
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



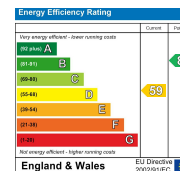
TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

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.
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