

# Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EJ

Guide Price: £475,000



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est 1986



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A three bedroom end 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 shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. The ground floor of the property spacious hallway, leading to the 13ft living room, 11ft dining room, 16ft conservatory and 7ft kitchen. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom. Outside there is private front and large rear garden along with a 20ft double garage.

Three bedroom house

End terrace

Potential to extend (S.T.P)

13ft living room

11ft dining room

16ft conservatory

13ft main bedroom

20ft double garage

Private rear garden

Potential to create 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 terrace house that has the potential to extend, subject to the usual planning consents. The ground floor of the property spacious hallway, leading to the 13ft living room, 11ft dining room, 16ft conservatory and 7ft kitchen. To the first floor there is a 13ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom.

### Outside

The front of the property has the potential to create off street parking subject to the usual planning consents. The large private mature garden leads to the 20ft double garage which can also be accessed via the service road.

### 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. There is a nature reserve a short walk from the property.



### 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



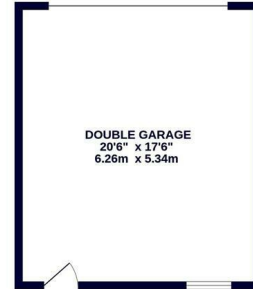
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



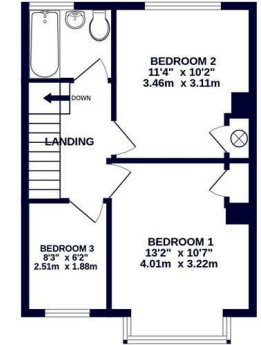
OUTBUILDING  
360 sq.ft. (33.4 sq.m.) approx.



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



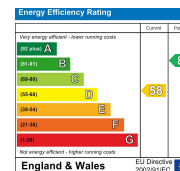
TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

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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