

Leybourne Road

Hillingdon • Middlesex • UB10 9HD

Guide Price: £550,000



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A fabulous opportunity to purchase a three bedroom semi-detached house on a popular residential road on the Oak Farm, that benefits from being positioned on a large corner plot with the potential to both extend (S.T.P) and modernise creating a fabulous family home. To the ground floor of the property there is a hallway, 13ft living room, 10ft dining room and an 8ft kitchen that leads into the extended 16ft sitting room. To the first floor there is a 13ft main bedroom, 10ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking to the front while to the rear is a small, paved garden along with a side garden that that is mainly laid to lawn.

Three bedroom house

Semi detached

Large corner plot

Potential to extend (S.T.P)

No onward chain

In need of modernisation

Oak Farm

Extended to the rear

Own drive

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

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Location

Leybourne Road is a popular residential road within the Oak Farm development offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops, 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.

Outside

To the front of the property there is a private driveway creating off street parking while to the rear is a small, paved garden along with a side garden that that is mainly laid to lawn.



Schools:

Oak Farm Infant School 0.3 miles away
 Ryefield Primary School 0.3 miles away
 Swakeleys School for Girls 0.3 miles away



Train:

Hillingdon Station 0.9 miles away
 Ickenham Station 1.4 miles away
 Uxbridge Station 1.5 miles away



Car:

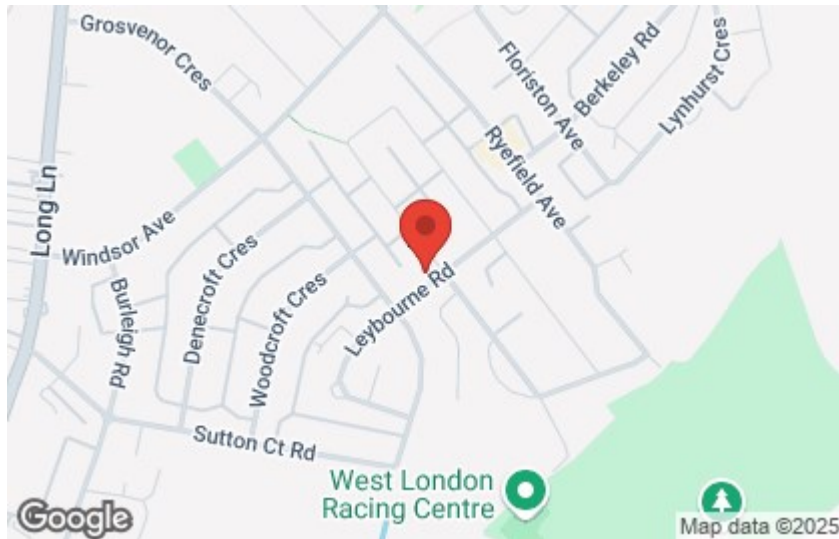
M4, A40, M25, M40



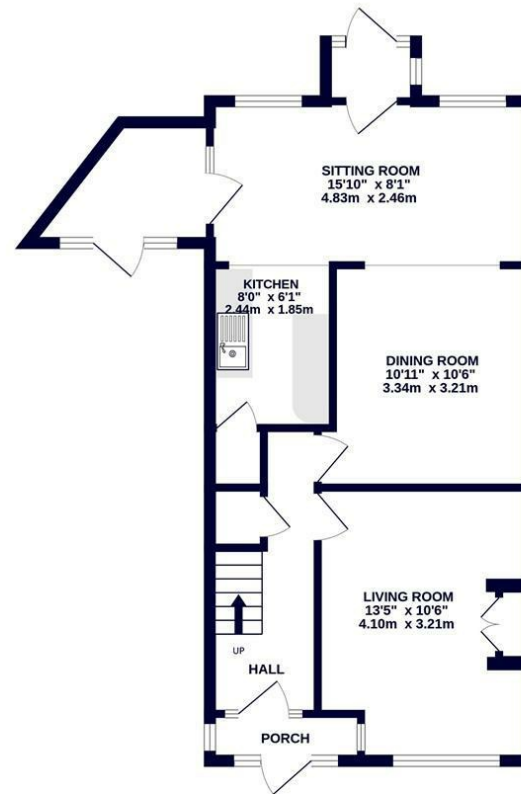
Council Tax Band:

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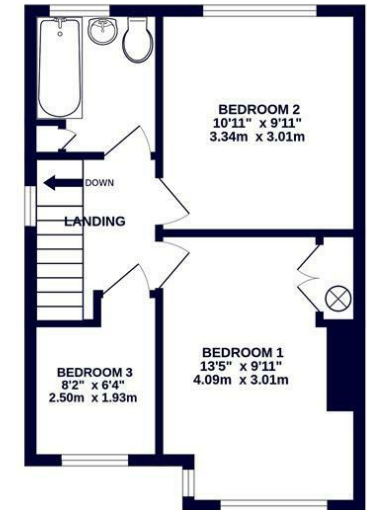
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
 372 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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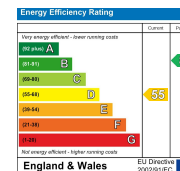
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