

Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EQ
Guide Price: £475,000



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A three bedroom, terraced house situated on Lynhurst Crescent, within the Oak Farm offering easy access to a number of highly regarded local schools, numerous shops, Hillingdon Metropolitan/Piccadilly line train station and Uxbridge Town Centre. The property comprises 23ft kitchen/living/dining room and the 11ft conservatory. The first floor features the 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden.

Three bedroom house

Mid-terraced

Oak Farm

Potential to extend (S.T.P)

No onward chain

23ft kitchen/living/dining room

11ft conservatory

12ft main bedroom with fitted wardrobes

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 offered to the market with potential to extend subject to the usual planning consents and no onward chain. The property comprises porch area, spacious entrance hall, 23ft kitchen/living/dining room and the 11ft conservatory. To the first floor, you will find the 12ft main bedroom with fitted wardrobes, 10ft second bedroom, 6ft third bedroom and family bathroom.

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.

Outside

This home offers off street parking and a private rear garden that has been mainly laid to lawn. There is a block-paved patio area stretched across the rear of the home creating great space for outdoor enjoyment. To the rear of the garden is a garage, large workshop and shed.



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:

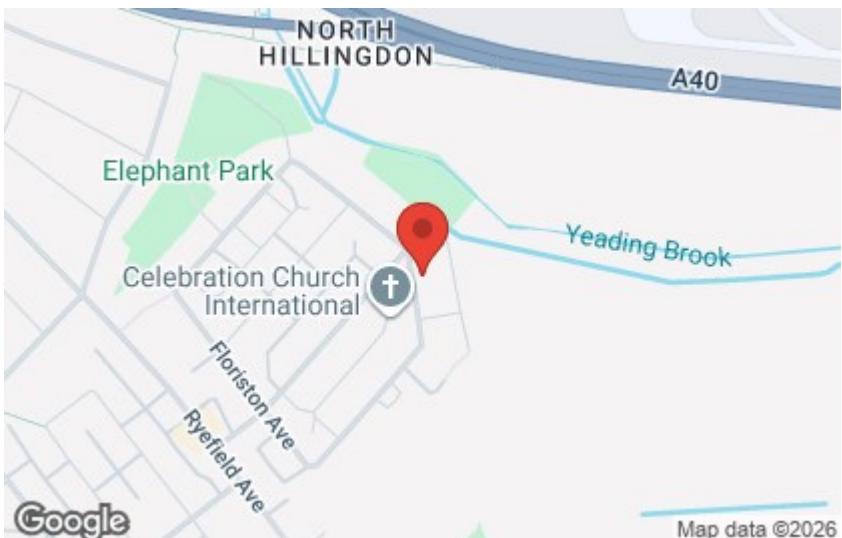
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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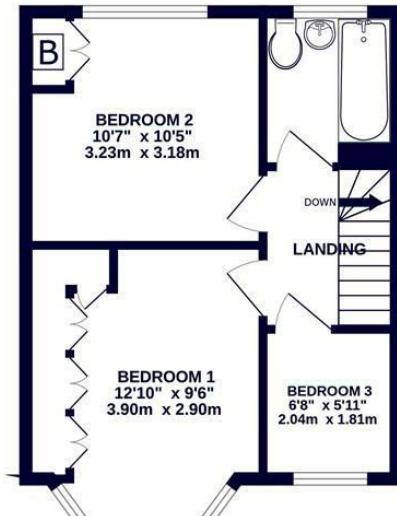
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



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TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	
60-69 E	
50-49 F	
40-39 G	
All energy efficient - higher running costs	
81	

EU Directive 2002/91/EC

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.