

Leybourne Road

Hillingdon • Middlesex • UB10 9HA

Guide Price: £450,000



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est 1986

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A three bedroom, mid-terraced house situated on Leybourne Road, a sought-after residential road in the Oak Farm development. Providing convenient access to well-regarded local schools and a variety of local shops, Hillingdon Metropolitan/Piccadilly line station and the A40, whilst Uxbridge Town Centre is just over a mile away. The property comprises 20ft living/dining room, 11ft kitchen and 14ft conservatory. The first floor comprises 11ft main bedroom, 9ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Mid-terrace

Oak Farm

Potential to extend (S.T.P)

20ft living/dining room

11ft kitchen

14ft conservatory

11ft 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, mid-terraced house that has been offered to the market with generously sized proportioned rooms throughout with the potential to extend subject to the usual planning consents and with no onward chain. The property comprises spacious entrance hall with doors leading to the 20ft open plan living/dining room, 11ft kitchen and 14ft conservatory. To the first floor, you will find the 11ft main bedroom, 9ft second bedroom, 8ft third bedroom and family bathroom.

Location

Leybourne Road is a sought-after residential street in the Oak Farm development, providing convenient access to several well-regarded local schools, including Oak Farm, Ryefield, and St. Bernadette's. The area also offers a variety of local shops, Hillingdon Metropolitan/Piccadilly line station, and the A40, which connects to London and the Home Counties. Uxbridge Town Centre, with its wide selection of shops, restaurants, and bars, is just over a mile away.

Outside

This property offers off street parking for multiple cars along with a private rear garden that has been paved throughout creating a low-maintenance feel.





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:

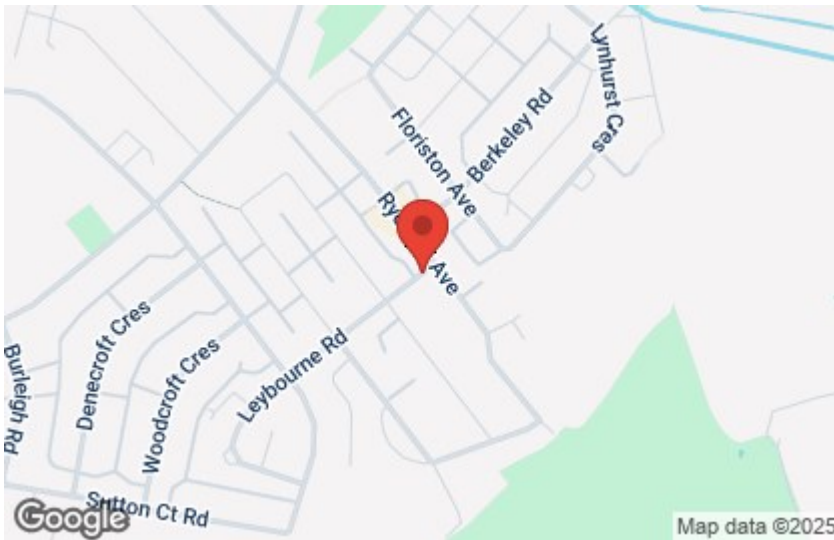
M4, A40, M25, M40



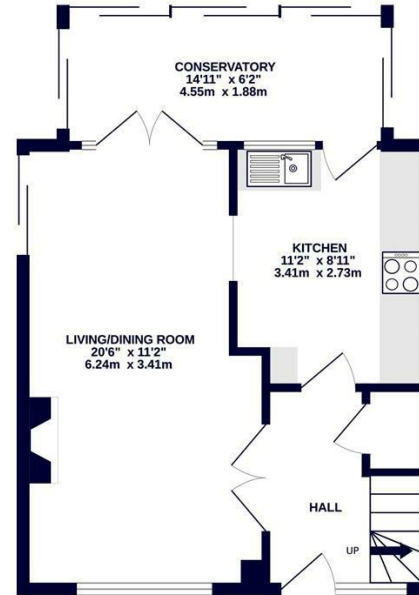
Council Tax Band:

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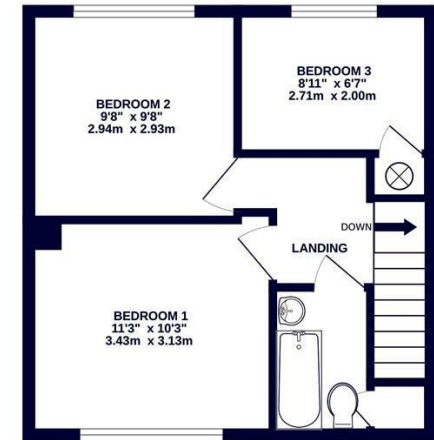
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



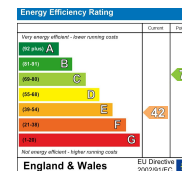
TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.

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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