Lynhurst Road

Hillingdon • Middlesex • UB10 9EE
Offers In Excess Of: £400,000

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A beautifully maintained two bedroom terraced house situated on the popular Oak Farm close to a variety of amenities including local shops, sought after schools, bus/road links, Hillingdon Tube station and a number of parks. The property has been updated and comprises porch, 11ft living room, 13ft kitchen/breakfast room, 12ft main bedroom, 8ft second bedroom and modern family bathroom. Outside there is off street parking and a generous rear garden that benefits from a large patio area across the rear of the house that leads onto an area of artificial lawn. There is a pathway to the side that provides access to the brick built 15ft home office and storage area.

Two bedroom house

Mid terraced

Oak Farm

Modernised throughout

11ft living room

13ft kitchen / breakfast room

Modern bathroom

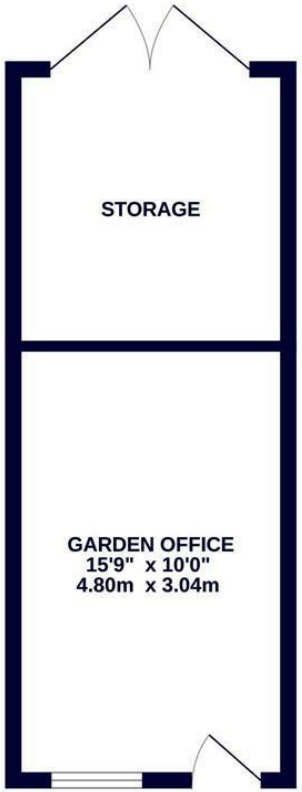
Off street parking

Generous rear garden

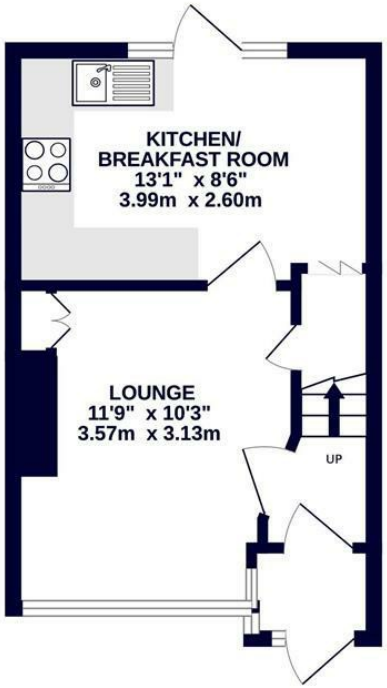
Brick built garden office / store

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.

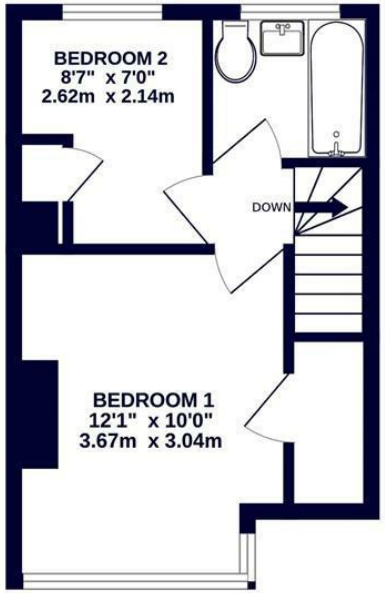
OUTBUILDING
257 sq.ft. (23.9 sq.m.) approx.



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



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TOTAL FLOOR AREA : 770 sq.ft. (71.6 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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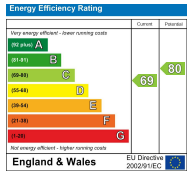

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.