



Lynhurst Road, Uxbridge, UB10 9ED
£450,000



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- Three Bedrooms
- No Chain
- Outbuilding
- Private Rear Garden
- Off Street Parking
- Conservatory
- Sought After Oak Farm Location
- EPC Rating - D

Description

This delightful house on offer comprises of a bright and airy reception room, a fitted kitchen/ dining area while the conservatory invites an abundance of natural light, creating a warm and inviting atmosphere.

The first floor boasts three well proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. A conveniently located bathroom serves the upper level.

Outside, the property features a front drive with parking, providing convenience for residents. The private rear garden mainly laid to lawn. Additionally, an outbuilding in the garden presents opportunities for storage or a small workshop.

Situation

Lynhurst Road 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. Hillingdon station with the Metropolitan and Piccadilly line giving servals links to Central London and the surrounding. The A40 with its links to London and the Home Counties. Uxbridge Town Centre is also a short drive away with its vast array of local shops, restaurants, bars, gyms and a cinema.



Lynnhurst Road, Hillingdon
Approximate Area = 819 sq ft / 76.1 sq m
Outbuilding = 98 sq ft / 9.1 sq m
Total = 917 sq ft / 85.2 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
3.81 x 2.32
12'6 x 7'7

Garden
19.78 x 4.73
64'11 x 15'6

Conservatory
4.13 x 3.66
13'7 x 12'0

Kitchen /
Dining Room
4.67 x 2.22
15'4 x 7'3

Reception Room
4.23 max x
3.76 max
13'11 x 12'4

Up

First Floor

Bedroom
2.87 x 2.63
9'5 x 8'8

Bedroom
2.00 x 1.65
6'7 x 5'5

Bedroom
3.57 max x
2.93 max
11'9 x 9'7

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of North Hillingdon, London, showing the location of Lynhurst. A green pin marks the site, situated between Windsor Ave and Lynhurst Cres. Other streets shown include Ryefield Ave, Floriston Ave, and Berkeley Rd. The map is credited to Google and shows data from 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales		EU Directive 2002/91/EC	

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