

# Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EF

Guide Price: £525,000



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# Lynhurst Crescent

Hillingdon • Middlesex • UB10 9EF

A beautifully presented extended three bedroom end terrace house situated on the ever popular Oak Farm in Hillingdon offering spacious rooms throughout. Lynhurst Crescent is a sought after residential road just off Long Lane, offering easy access to a number of highly regarded local schools, shops and transport links. The ground floor comprises an 11ft reception room, 10ft kitchen/diner, utility room and downstairs bathroom.

To the first floor there is a 12ft main bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and WC. The front of the property has a paved driveway creating off street parking for multiple cars whilst the private rear garden has a paved patio creating a low maintenance feel with an 18ft outbuilding.

Three bedroom house

End terraced

Oak Farm

10ft kitchen

10ft dining room

Downstairs bathroom

12ft main bedroom

Outbuilding

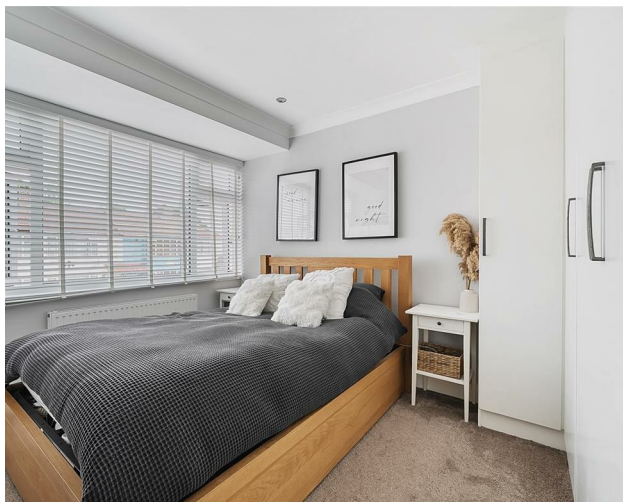
Off street parking

Private rear garden

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 well presented three bedroom end terrace house offering generously proportioned and spacious rooms throughout. The ground floor comprises an 11ft reception room, 10ft kitchen/diner, utility room and downstairs bathroom. To the first floor there is a 12ft main bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and WC.

### 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

The front of the property has a paved driveway creating off street parking for multiple cars whilst the private rear garden has a paved patio creating a low maintenance feel with an 18ft outbuilding.



### 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)



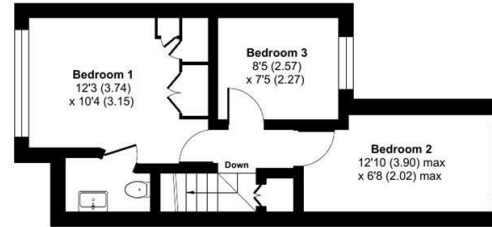
## Lynhurst Crescent, Uxbridge, UB10

Approximate Area = 751 sq ft / 69.7 sq m

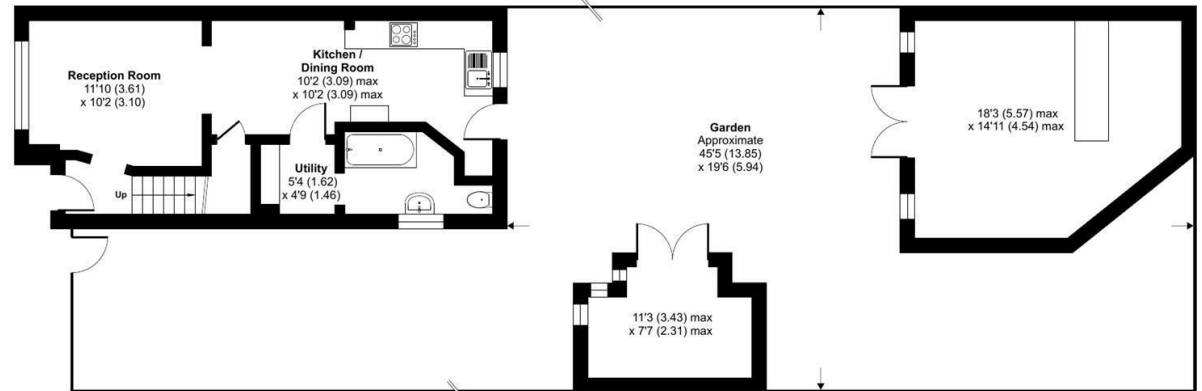
Outbuilding = 323 sq ft / 30 sq m

Total = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1340627

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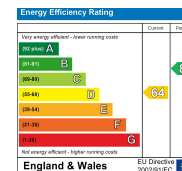
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