Leybourne Road

Hillingdon • Middlesex • UB10 9HF

Guide Price: £415,000



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A three bedroom, terraced home that is offered to the market with generously proportioned rooms and is situated on a the popular Oak Farm providing access to several well-regarded local schools, a variety of local shops, Hillingdon Metropolitan/Piccadilly line station, and the A40, which connects to London and the Home Counties. Uxbridge Town Centre is just over a mile away. The ground floor of the property comprises spacious entrance hall with doors leading to the 15ft kitchen/breakfast room and the 15ft living room. To the first floor, there is the 13ft main bedroom, 14ft second bedroom, 6ft third bedroom, family bathroom and a separate W/C. Outside there is off street parking and a private rear garden that has been mainly laid to lawn with a patio area across the back of the house.

Three bedroom house

Terraced

Potential to extend (S.T.P)

Great transport links

Oak Farm

15ft living room

15ft kitchen/breakfast room

13ft main bedroom

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.









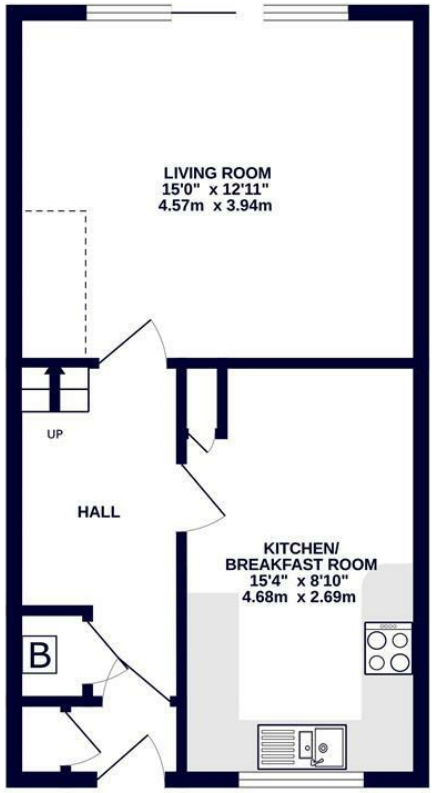


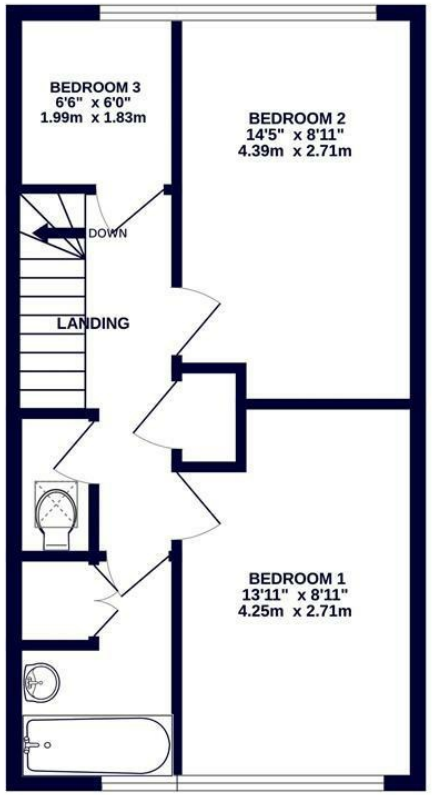




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.





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TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

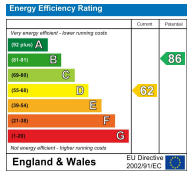
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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