

Leybourne Road

Hillingdon • Middlesex • UB10 9HF
Offers In Excess Of: £510,000



coopers
est 1986

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A four bedroom, extended, End terrace family home situated on Leybourne Road, a sought-after residential street in the Oak Farm, providing convenient access to several well-regarded local schools, a variety of local shops, Hillingdon Metropolitan/Piccadilly line station, and the A40. Uxbridge Town Centre is just over a mile away. The property comprises porch, entrance hall with doors leading to the 13ft living room, 10ft dining room, 11ft garden room, 20ft kitchen/breakfast room, 14ft fourth bedroom/study with an en-suite shower room. To the first floor, you will find the 12ft main bedroom with fitted wardrobes, 12ft second bedroom, 10ft third bedroom and family bathroom. Outside, there is ample off street parking and south-facing private rear garden with a paved patio area across the back of the house. To the side, there is 15ft garden store.

Four bedroom house

End Terrace

Oak Farm

Extended

13ft living room

20ft kitchen/breakfast room

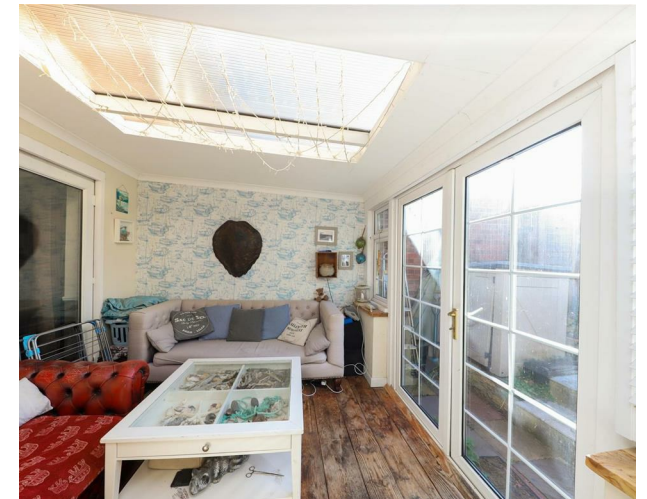
12ft main bedroom with fitted wardrobes

15ft garden store

South-facing 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.

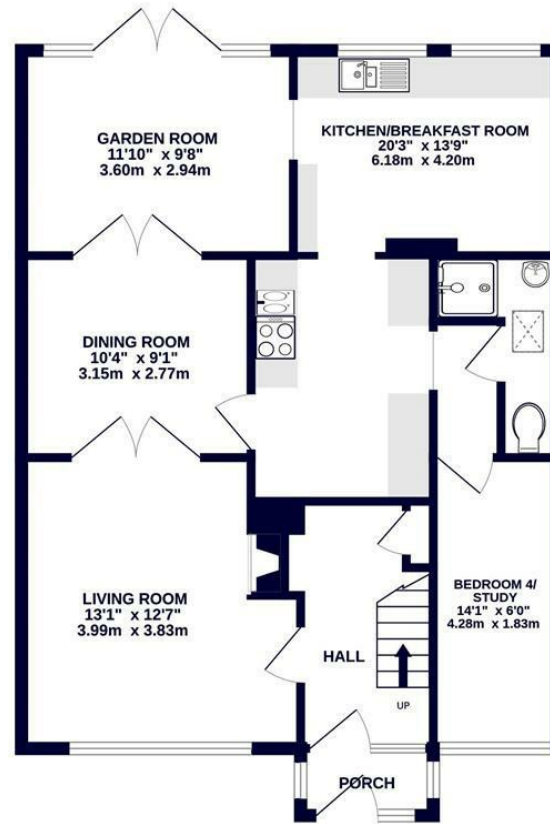




OUTBUILDING
130 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		72	78

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.