Lynhurst Road

Hillingdon • Middlesex • UB10 9EE
Offers In Excess Of: £575,000

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A three bedroom, end terraced house situated on Lynhurst Road, a sought after residential road within the Oak Farm, just off Long Lane, offering easy access to a number of highly regarded local schools and local shops. Uxbridge Town Centre is approximately just over a mile away. The property comprises 12ft living room, 23ft kitchen/breakfast room and W/C shower room. The first floor comprises 11ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden.

Three bedroom house

End terrace

Extended

23ft kitchen/breakfast room

12ft living room

Downstairs W/C shower room

11ft main bedroom with fitted wardrobes

15ft garden workshop

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.

Property
A three bedroom, end-terraced house that has been offered to the market with generously proportioned room throughout whilst already being extended and modernised throughout. The ground floor of the property comprises porch, spacious entrance hall with doors leading to the 12ft living room, 23ft kitchen/breakfast room and W/C shower room. To the first floor, you will find the 11ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 7ft third bedroom with fitted storage and family bathroom.

Location
Lynhurst Road is a sought after residential road within the Oak Farm, just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local 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.

Outside
This home offers off street parking for multiple cars whilst the generous, landscaped, private rear garden has been mainly laid to lawn boarded by flowers and shrubs. There is an elevated patio area stretched across the rear of the house and a 15ft garden workshop along with an extra two store rooms.

Schools:

Ryefield School 0.4 miles
Oak Farm Junior School 0.5 miles
Swakeleys School for Girls 0.8 miles

Train:

Hillingdon station 0.6 miles
Ickenham station 1.0 miles
West Ruislip station 1.5 miles

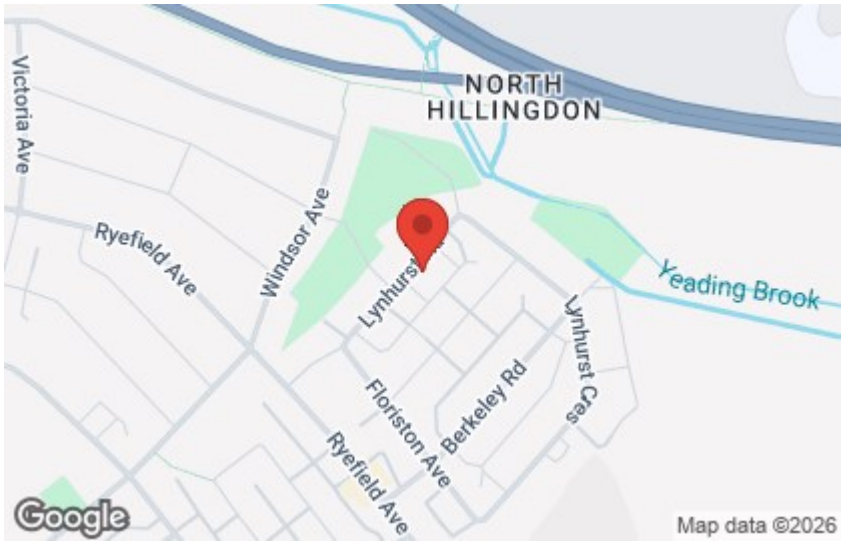
Car:

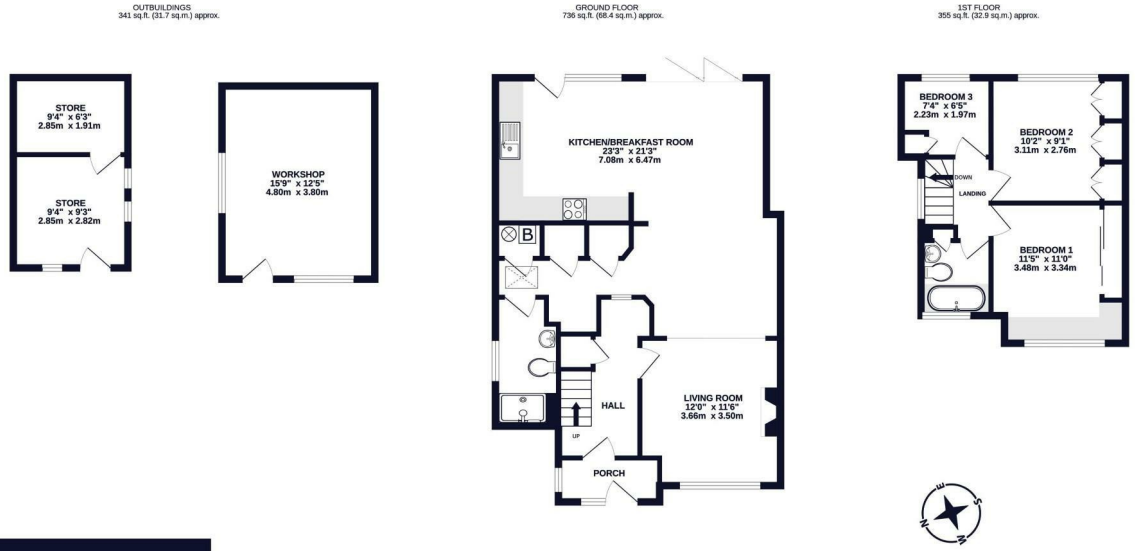
M4, A40, M25, M40

Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)





TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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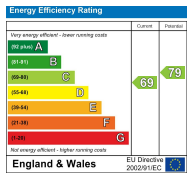

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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