

ALLDAY
& MILLER



Leybourne Road, Uxbridge, UB10 9HA
£435,000

 2  1  1  C



Leybourne Road, Uxbridge, UB10 9HA

£435,000

- Two Bedroom
- Driveway
- In Need of Modernisation
- Semi Detached
- Located in the Sought After Oak Farm
- One Bathroom
- Chain Free
- Scope to Extend STPP
- Close to Highly Regarded Schools
- Walking Distance from Hillingdon Station

Description

This home presents an excellent opportunity for those looking to create and renovate their dream home. The ground floor features a reception room which gives access to the rear and a kitchen.

As you ascend to the first floor you will find two double bedrooms, each offering ample space for furnishings and personal touches. The bathroom on this level is complemented by a separate WC, enhancing the practicality of the home.

Externally, the property boasts a front drive, providing convenient off-street parking, a valuable asset in this bustling area. To the rear, a private garden awaits, complete with a shed for additional storage.

Situation

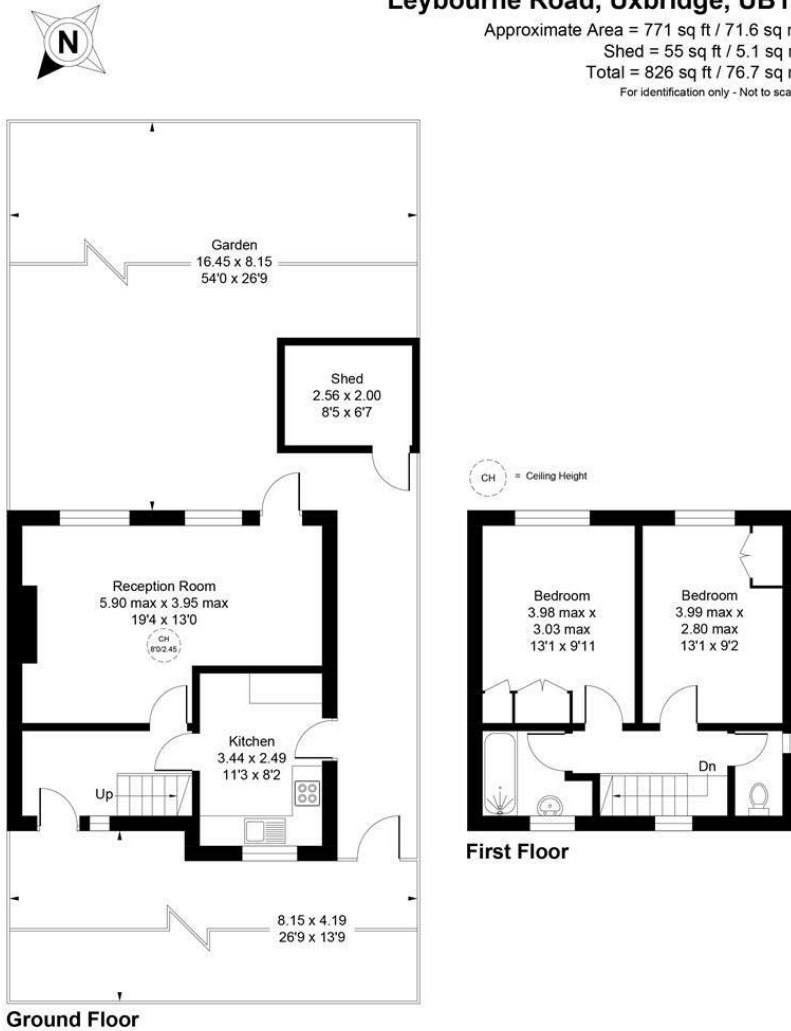
Leybourne Road located on the popular Oak Farm development a sought-after residential street close to a number of highly regarded schools including Ryefield Primary, Oak Farm Primary and Oak Wood School. The Chimes shopping centre in Uxbridge is 1.2km away, featuring over 70 shops, cafes, restaurants and an Odeon IMAX cinema. For the commuters Hillingdon Tube Station with the Metropolitan/Piccadilly lines giving easy links to Central London and the surrounding areas. Quick access to the A40/M40 via Hillingdon provides fast road links into London and the Home Counties.



Floor Plans

Leybourne Road, Uxbridge, UB10

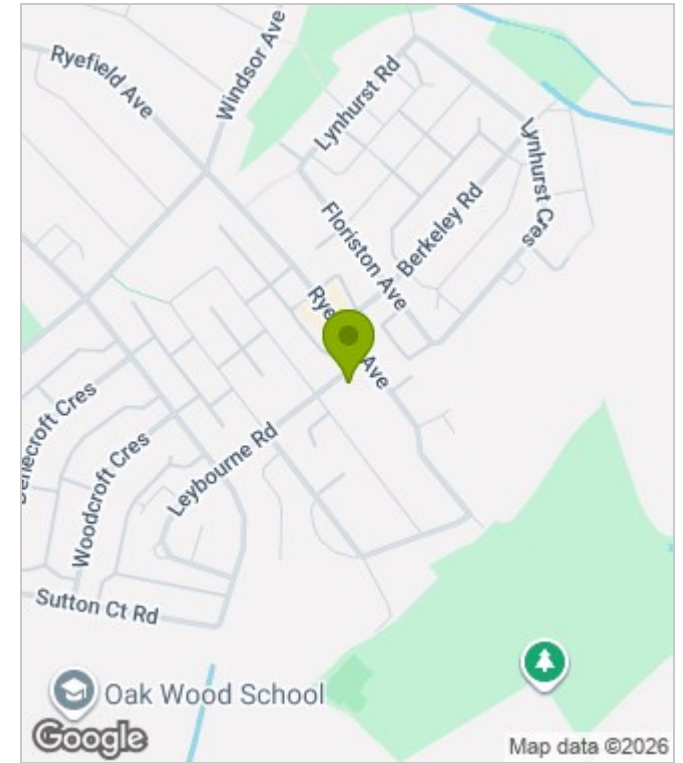
Approximate Area = 771 sq ft / 71.6 sq m
 Shed = 55 sq ft / 5.1 sq m
 Total = 826 sq ft / 76.7 sq m
 For identification only - Not to scale



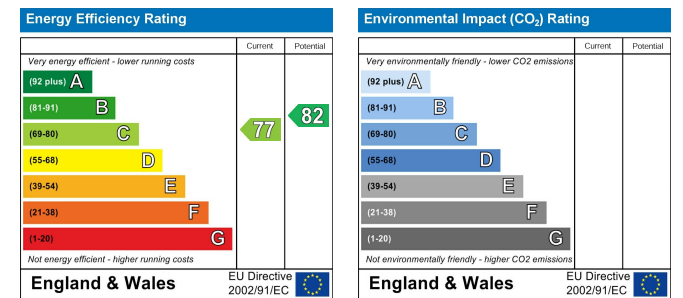
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.



Area Map



Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.alldayandmiller.co.uk

192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk

T: 01895 379 549 | E: lettings@alldayandmiller.co.uk