









Lynhurst Road, Hillingdon, UB10 9EE

£550,000

- Beautiful Extended Family Home
- Ground Floor W.C.
- Three Bedrooms
- Desirable Oak Farm Location
- Designer Inclusions and High Specification Finish

- Stunning Condition & Renovated To A High Standard
- Loft Room Out Building
- 1242 Sq Ft/ 115 Sq M
- Off Street Parking
- Utility Room

Description

This delightful family home comprises of a bright reception room that seamlessly flows into a dining room, a convenient downstairs WC and a utility area, alongside a well appointed fitted kitchen and breakfast room.

Rising to the first floor, you will find three generously sized bedrooms and a modern bathroom is also located on this level.

The second floor boasts a versatile loft room, which can be utilised as a study, playroom, or guest accommodation.

Outside, the property benefits from a front drive that provides off-street parking. To the rear a private garden, mainly laid to lawn, ideal for outdoor entertainment. Additionally, an outbuilding offers further potential for storage or a workshop.

Situation

Lynhurst Road 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. Hillingdon station with the Metropolitan and Piccadilly line giving servals links to Central London and the surrounding. The A40 with its links to London and the Home Counties. Uxbridge Town Centre is also a short drive away with its vast array of local shops, restaurants, bars, gyms and a cinema.



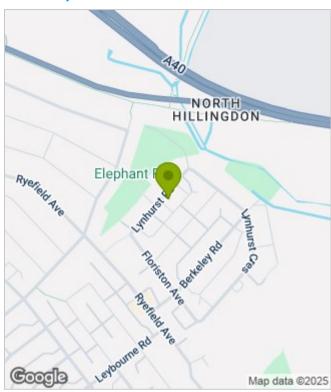




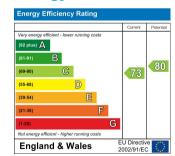
Floor Plans

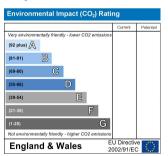
Lynhurst Road, Hillingdon Approximate Area = 982 sq ft / 91.2 sq m Loft (Excluding Eaves) = 142 sq ft / 13.2 sq m Outbuilding = 118 sq ft / 11.0 sq m Total = 1242 sq ft / 115.4 sq m For identification only - Not to scale CH = Ceiling Height Outbuilding = Reduced headroom below 1.5m / 5'0 5.57 x 2.49 4.98 x 2.26 16'4 x 7'5 Eaves Loft Room 22.41 x 5.99 4.81 max x 2.73 max Eaves 15'9 x 8'11 Kitchen / Breakfast Roon 4.72 max x 3.72 max Eaves 15'6 x 12'2 2.04 x 1.2 Dining Room Bedroom 6'8 x 4'3 3.11 max x 3.06 max 3 13 max 10'2 x 10'0 10'11 x 10'3 Reception Room Bedroom 3.61 max x 3.58 max x 3.54 max 11'10 x 11'7 1.90 x 1.74 3.41 max 6'3 x 5'9 11'9 x 11'2 First Floor 5.99 x 5.83 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER 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 firms employment has the authority to make or give any representation or warranty in respect of the property.