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Lynhurst Road, Hillingdon, UB10 9EE
£550,000

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- 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.



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
= Reduced headroom below 1.5m / 5'0"

Ground Floor

Outbuilding
4.98 x 2.26
16'4 x 7'5

5.57 x 2.49
18'3 x 8'2

Garden
22.41 x 5.99
73'6 x 19'8

Kitchen / Breakfast Room
4.72 max x 3.72 max
15'6 x 12'2

Utility
2.04 x 1.29
6'8 x 4'3

Dining Room
3.11 max x 3.06 max
10'2 x 10'0

Reception Room
3.61 max x 3.54 max
11'10 x 11'7

5.99 x 5.83
19'8 x 19'2

Loft

Eaves

Loft Room
4.81 max x 2.73 max
15'9 x 8'11

Dn

Eaves

First Floor

Bedroom
3.33 max x 3.13 max
10'11 x 10'3

Bedroom
1.90 x 1.74
6'3 x 5'9

Bedroom
3.58 max x 3.41 max
11'9 x 11'2

Up

Dn

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.

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estate agents

A map of the North Hillingdon area. A green pin is placed on Elephant Road. Other streets shown include Ryefield Ave, Lynhurst Road, Floriston Ave, Berkeley Rd, Lynhurst Cres, and Leybourne Rd. The A40 road is visible at the top. The map is credited to Google and shows data from 2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	80	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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