

ALLDAY  
& MILLER



Leybourne Road, Uxbridge, UB10 9HF  
£425,000

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**£425,000**

- Two Double Bedrooms
- End of Terrace
- Downstairs W/C
- Private Rear Garden
- Potential to Make into a Three Bedroom
- Freehold
- New Fully Fitted Kitchen & Bathroom
- Close to Highly Regarded Schools
- Sought After Oak Farm Location
- 840 sq ft / 78.0 sq m

## Description

This property on offer comprises of a welcoming entrance, downstairs WC, fully fitted kitchen/breakfast room, bright and airy reception room giving access to the rear garden.

The first floor enjoys two double bedrooms and family bathroom suite.

A low maintenance front garden leading you to the accommodation. To the rear a secluded private garden, ideal for outside dining.

## Situation

Leybourne Road within easy reach to a number of local schools including Oak Farm Primary School, St Bernadette Catholic school and Oak Wood secondary school. Hillingdon station just moments away with the metropolitan and Piccadilly giving easy links into Central London. There are bus links to Uxbridge with its multiple shopping facilities, restaurants and bars. For the motorist the A40/M40 is a short drive away, as well as Hillingdon Hospital, Brunel University and Heathrow Airport.

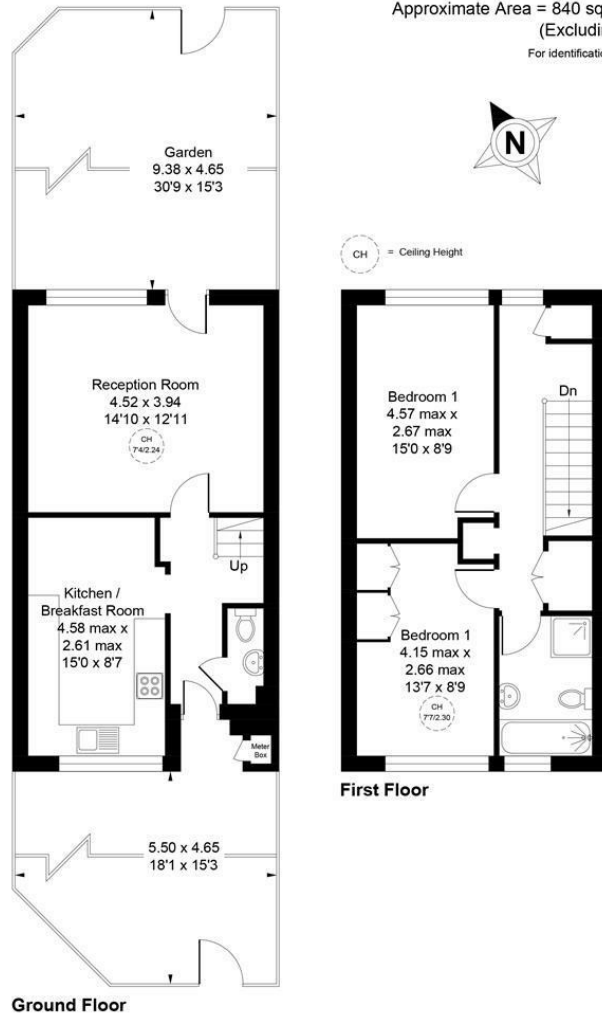


## Floor Plans

### Leybourne Road, Uxbridge, UB10

Approximate Area = 840 sq ft / 78.0 sq m  
(Excluding Meter Box)

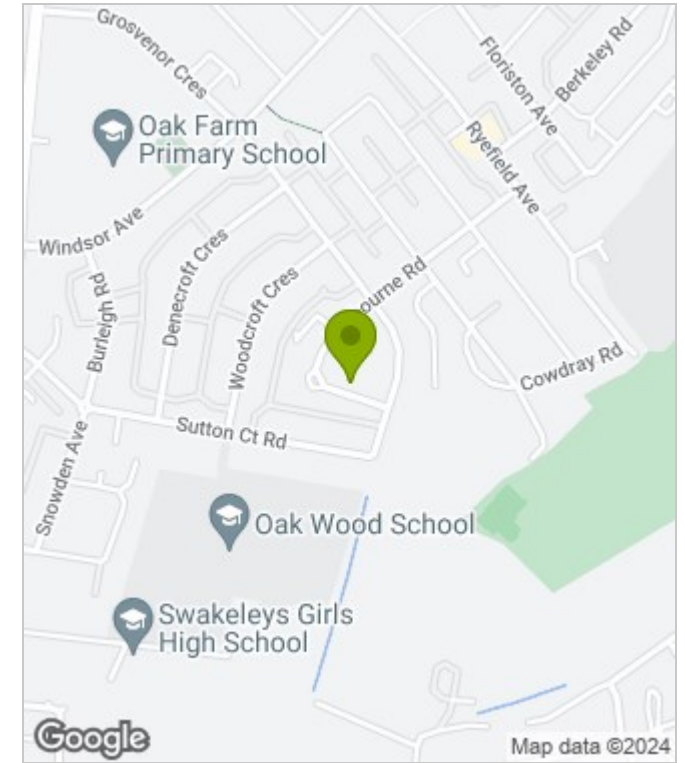
For identification only - Not to scale



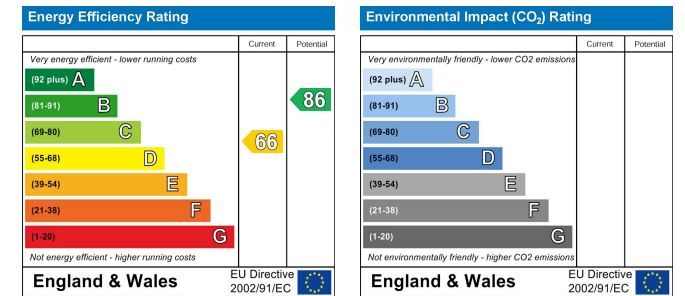
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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estate agents

## Area Map



## Energy Performance Graph



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