

**ALLDAY
& MILLER**



Lynhurst Crescent, Hillingdon, UB10 9EG
£2,500

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Lynhurst Crescent, Hillingdon, UB10 9EG

£2,500

- Four Bedroom Family Home
- Newly Refurbished Throughout
- Desirable Oak Farm Location
- Large Rear Garden
- Two Bathrooms
- Large Kitchen/Breakfast Room
- Off Street Parking
- Short Walk To Hillingdon Station

Description

This vastly extended family home enjoys an idyllic floorplan. Refurbished throughout, this property comprises of entrance hallway, spacious through lounge, open plan fully fitted kitchen/ breakfast room with new integrated appliances and doors leading to the garden. To the first floor there are three double bedrooms and a modern, stylish family bathroom. The third floor provides two further bedrooms and a shower room.

Outside

The stunning rear garden has a large lawn area and raised decked patio.

Situation

Situated on the highly sought after Oak Farm, Lynhurst Crescent draws in many prospective buyers as it offers easy access to Oak Farm, Ryefield, St Helens and St. Bernadette's primary schools and also Swakeley Girls School. For the commuter, the U2 bus stop is just a minutes walk away, while Hillingdon Tube station is under a mile away with its Metropolitan and Piccadilly lines providing a direct route into central London along with the A40/M40 with its links to London and The Home Counties. Uxbridge town centre with its wide range of shopping facilities, restaurants and bars is just a five minutes drive away.

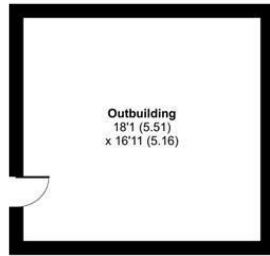


Floor Plans

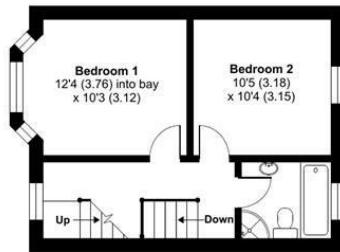
Lynhurst Crescent, Uxbridge, UB10

Approximate Area = 1199 sq ft / 111.3 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Outbuilding = 308 sq ft / 28.6 sq m
 Total = 1521 sq ft / 141.2 sq m

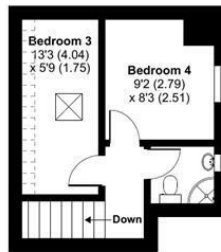
For identification only - Not to scale



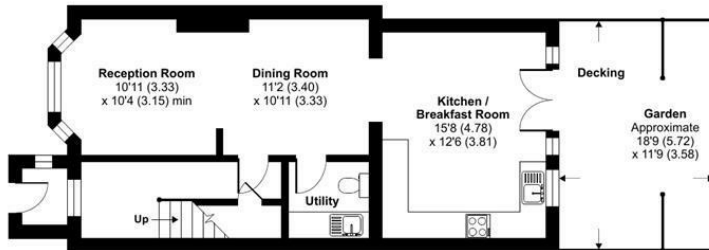
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



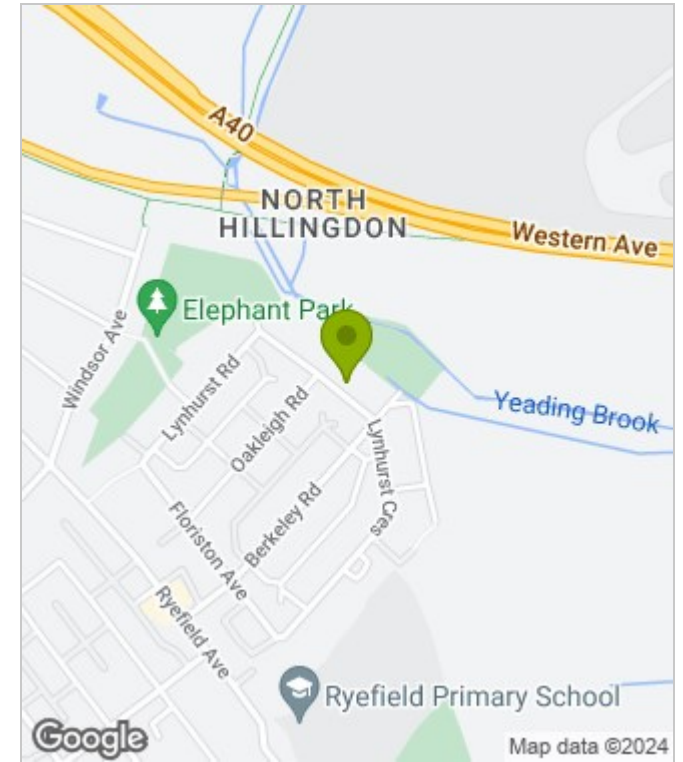
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2023. Produced for Allday & Miller. REF: 992846

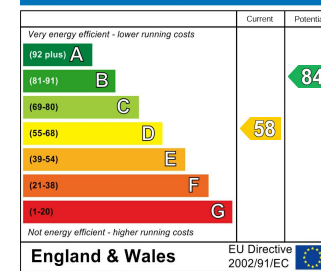


Area Map

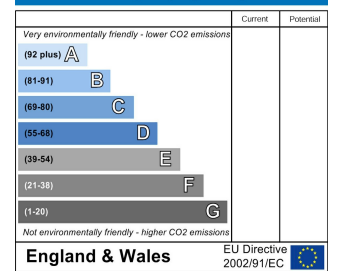


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

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