



- Three bedroom family home
- Mid terrace
- Combination boiler
- Off street parking

92 Leybourne Road, Hillingdon, Middlesex , UB10 9HF

Guide Price £425,000

Andrews Residential are delighted to offer to the market this deceptively spacious three-bedroom mid terrace. The property benefits from good size accommodation over two floors, large kitchen, private garden, and off-street parking. Situated in a quiet residential road, off Long Lane the property offers easy access to a number of highly regarded local schools, numerous local shops and amenities. Measuring an impressive 851 sq. ft internal viewings are strongly recommended to avoid disappointment.



## Property Description

### PROPERTY

The property is presented in a clean and tidy order, consisting of an entrance hall, kitchen/breakfast room, downstairs W/C and lounge leading to a good-sized rear garden. To the first floor there are two double bedrooms and a good sized third bedroom, separate toilet, and family bathroom. Outside is a well maintained rear garden with gated pedestrian access to the rear.

### LOCATION

Leybourne Road is widely regarded as one of the most popular roads on the Oak Farm development. With Hillingdon circuses bustling array of shops and transport links giving easy access into London by train or car. There is also a range of highly rated primary and secondary schools including St Helens, Oak Farm and St Bernadette within close proximity.

### OUTSIDE

The front of the property has been paved creating off street parking whilst the private rear garden is mainly laid to lawn with gated pedestrian access which leads to the parking area.

### TENURE

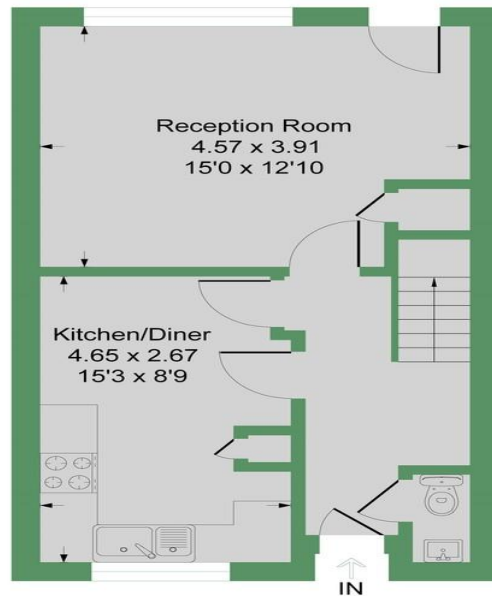
Freehold sale  
London Borough of Hillingdon  
Council tax band D  
Approx internal area 871 sq ft



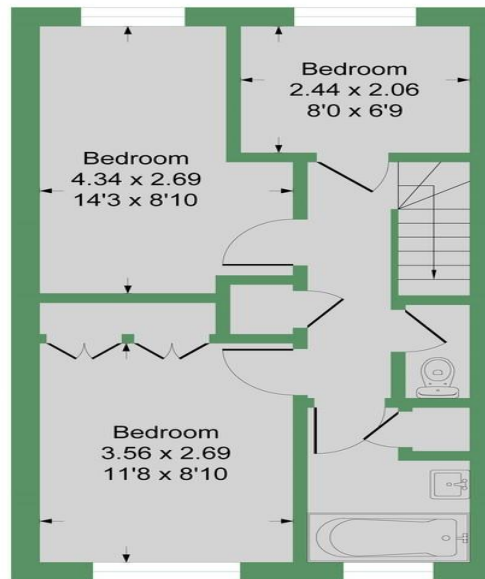


## Leybourne Road UB10

Approximate Gross Internal Floor Area = 79.0 sq m / 851 sq ft



**Ground Floor**  
Approximate Floor Area



**First Floor**  
Approximate Floor Area

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 OLG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcedix Limited, a limited company incorporated in England and Wales under registration number 10898495