

Ryeland Close

West Drayton • Middlesex • UB7 8AU

Guide Price: £425,000



coopers
est 1986

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A newly refurbished two bedroom, end of terrace home found in a quiet and pleasant cul-de-sac location within walking distance to the train station making it an ideal first time/investment opportunity.

The property is brought to the market with the added advantage of no chain and has light filled accommodation briefly consisting of entrance porch, 10ft fitted kitchen, 16ft living/dining room and conservatory overlooking the rear garden. Upstairs are the two double bedrooms as well as the three piece family bathroom.

End of terrace home

Two bedrooms

Newly renovated throughout

10ft fitted kitchen

16ft x 12ft living room

9ft conservatory

Sublime family bathroom

Off street parking

Popular residential location

No chain

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

To the front of the property there is off street parking. The rear garden provides ease of maintenance with a patio area closest to the house whilst the rest of the garden is laid to lawn.

Location

Ryeland Close is a popular development in Yiewsley located close to Royal Lane, therefore offering easy access to local shops, Hillingdon Hospital, Brunel University & Stockley Business Park. West Drayton with its High Street & train station providing fast & frequent service in & out of London (Elizabeth Line) can also be found close by. Uxbridge town centre with its extensive array of shops, bars, restaurants & tube station is just a few miles away.





Schools:

Rabbsfarm Primary School 0.2 miles
Meadow High School 0.4 miles
St Matthew's CofE Primary School 0.5 miles



Train:

West Drayton Station 0.7 miles
Iver Station 1.8 miles
Uxbridge Station 1.9 miles



Car:

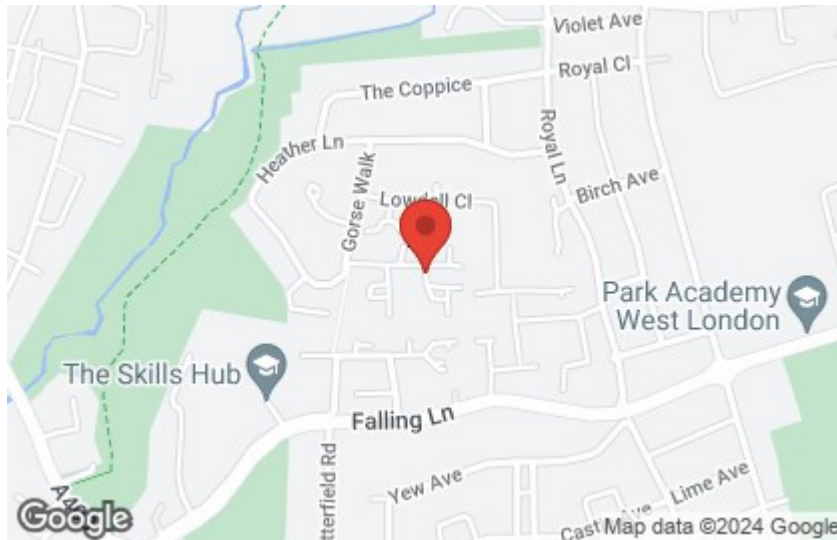
M4, A40, M25, M40



Council Tax Band:

D

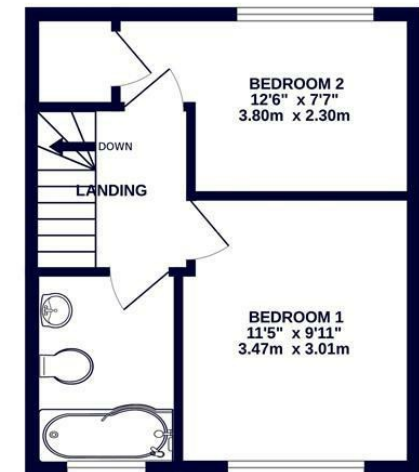
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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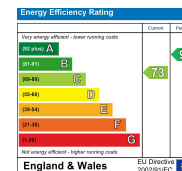


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