

# Ryeland Close

West Drayton • • UB7 8AU

Guide Price: £160,000



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Nestled in the charming area of Ryeland Close, Yiewsley, this delightful studio apartment presents an excellent investment opportunity for discerning buyers. The property features a well-proportioned reception room that offers a versatile space, perfect for both relaxation and entertaining. This studio is ideal for those seeking a low-maintenance lifestyle, whether as a first-time purchase or as a rental investment. Its prime location in West Drayton provides easy access to local amenities, transport links, and green spaces, making it a desirable choice for both professionals and students alike.

Studio

Ground floor

16ft studio room

Fitted kitchen

No chain

Communal gardens

Great investment prospect

Allocated parking

Sought after development

Three piece bathroom suite

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

There is an allocated parking space for one car. The block itself is set in well tended communal gardens.

### 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 (Crossrail 2019) 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  
Colham Manor Primary School 0.5 miles  
St Matthew's CoFE Primary School 0.5 miles



### Train:

West Drayton 0.6 miles  
Iver 1.8 miles  
Uxbridge 1.9 miles



### Car:

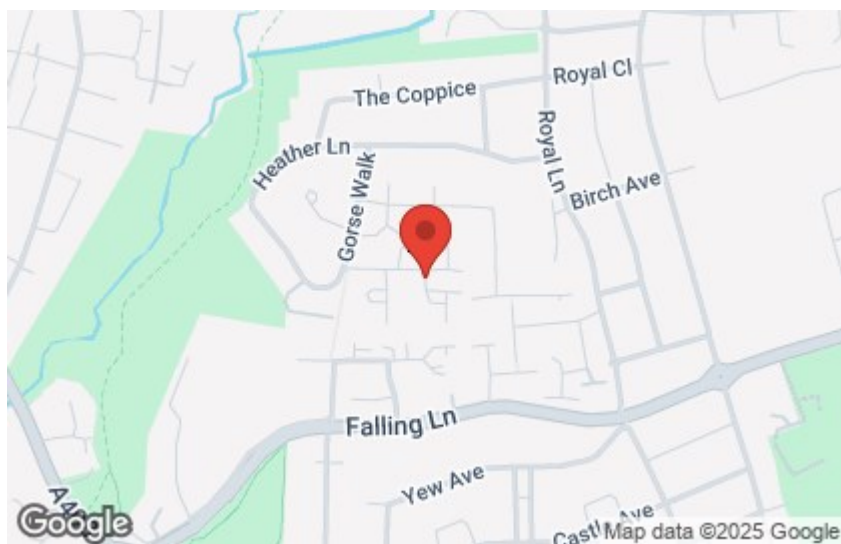
M4, A40, M25, M40



### Council Tax Band:

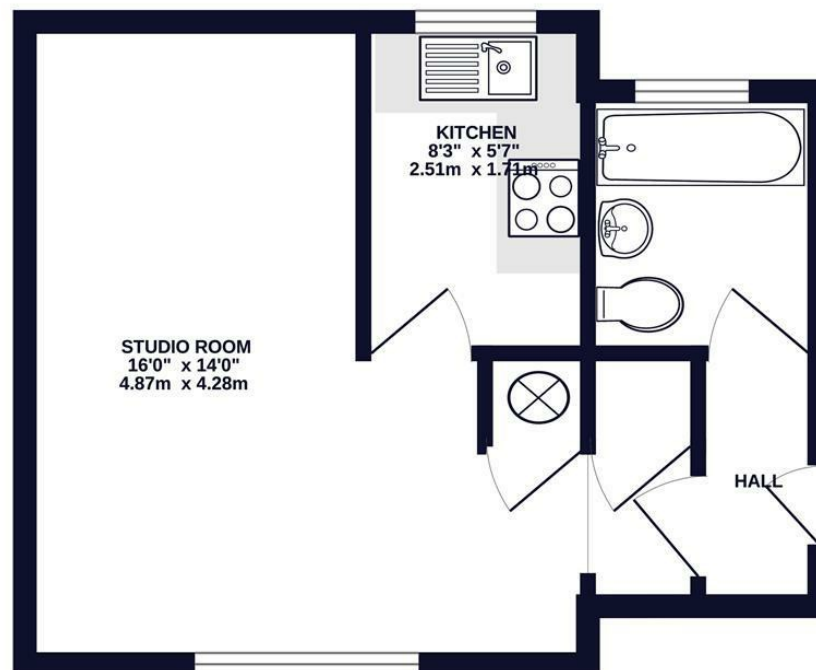
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(Distances are straight line measurements from centre of postcode)



## GROUND FLOOR

298 sq.ft. (27.7 sq.m.) approx.



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TOTAL FLOOR AREA : 298 sq.ft. (27.7 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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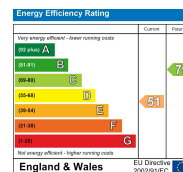
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