

Ryefield Avenue

Hillingdon • Middlesex • UB10 9DA

Guide Price: £510,500



coopers
est 1986

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A three bedroom terraced property that has been well maintained and extended and is situated on a popular residential road on the Oak Farm. To the ground floor there is a spacious hallway, 14ft living room that is open plan to a 19ft kitchen / diner and utility room and W.C. To the first floor there is a 14ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there are well maintained front and rear gardens along with rear access to a 25ft garage.

Three bedroom house

Mid Terraced

Extended

Oak Farm

Utility room

Ground floor W.C

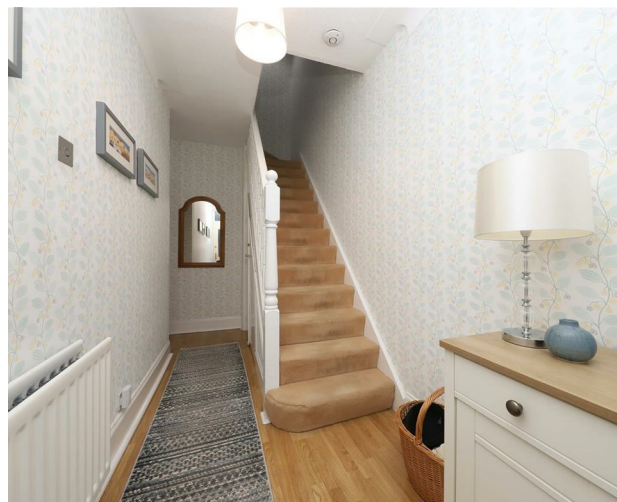
14ft main bedroom

Well maintained

25ft garage

South West facing garden

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 a low maintenance garden to the front with potential to create off street parking (S.T.P). To the rear is a pretty, south west facing garden that benefits from a patio area across the rear of the property that leads onto the lawned area with a wide variety of flowers and shrubs along the borders. The property benefits from rear access and a 25ft garage.

Location

Ryefield Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.



Schools:

Oak Farm Infants and Junior Schools 0.3 miles
Ryefield Primary School 0.3 miles
Swakeleys School For Girls 0.6 miles



Train:

Hillingdon Train Station 0.4 miles
Ickenham Train Station 1 mile
Uxbridge Train Station 1.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



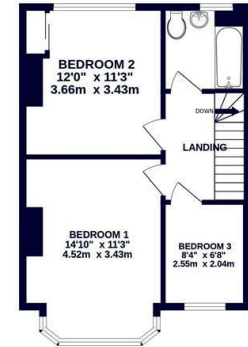
OUTBUILDING
330 sq.ft. (30.6 sq.m.) approx.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 sq.m.) approx.

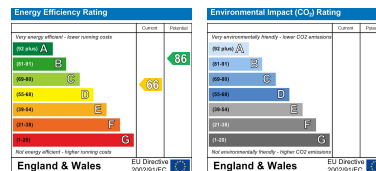
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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