

Floriston Avenue

Hillingdon • Middlesex • UB10 9EB

Guide Price: £725,000



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est 1986

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An extended and spacious four bedroom semi detached family home situated on a large corner plot on a highly sought after road on the ever popular Oak Farm. The ground floor benefits from an entrance hall, 22ft living room, 15ft kitchen and downstairs shower room. To the first floor there is a 12ft main bedroom with dressing room, 13ft second bedroom, 10ft third bedroom, 10ft fourth bedroom and family bathroom. To the front is a pretty garden, off street parking and access to the 20ft garage while to the rear is a well maintained garden.

Four bedroom house

Semi detached

Oak Farm location

22ft living/dining room

No onward chain

15ft kitchen

12ft bedroom

Dressing room

20ft double garage

Private rear 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

An imposing four bedroom, double fronted, semi detached house situated on highly sought after road on the ever popular Oak Farm. The ground floor benefits from an entrance hall, 22ft living room, 15ft kitchen and shower room. To the first floor there is a 12ft main bedroom with dressing room, 13ft second bedroom, 10ft third bedroom, 10ft fourth bedroom and family bathroom.

Location

Ryefield Avenue is a sought after residential road offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, 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.

Outside

To the front is a pretty garden with a central pathway to the property. To the rear is a well maintained garden that is mainly laid to lawn with a patio area across the rear of the house. To the side there is a spacious private driveway with off street parking and access to the 20ft garage.



Schools:

Ryefield Primary School 0.2 miles
Oak Farm Infant School 0.4 miles
Swakeleys School for Girls 0.7 miles



Train:

Hillingdon Station 0.7 miles
Ickenham Station 1.1 miles
Uxbridge Station 2.0 miles



Car:

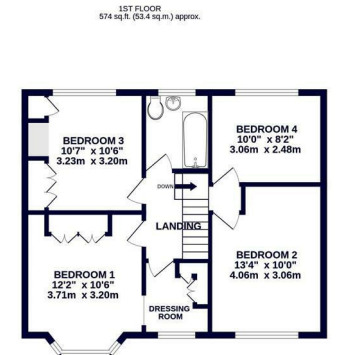
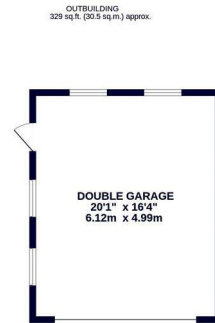
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



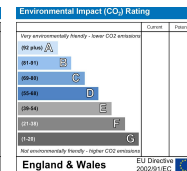
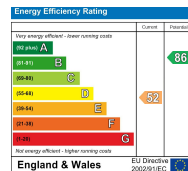
TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

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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