

Ryefield Avenue

Hillingdon • Middlesex • UB10 9DD

Guide Price: £680,000



coopers
est 1986

Ryefield Avenue

Hillingdon • Middlesex • UB10 9DD

A spacious five bedroom semi detached house situated on Ryefield Avenue, 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, numerous shops, Hillingdon Metropolitan/Piccadilly line train station and the A40. The ground floor of the property comprises entrance hall, with doors leading to the 14ft dining room which opens up onto the 12ft living room, 17ft kitchen/breakfast room, shower room and 16ft garage. To the first floor you have a 12ft second bedroom, 12ft third bedroom, 14ft fourth bedroom, 10ft fifth bedroom and family bathroom. The loft has been converted creating the 17ft main bedroom. Outside there is off street parking and private rear garden.

Five bedroom house

Semi detached

Oak Farm

12ft living room

17ft kitchen/breakfast room

17ft main bedroom

12ft second bedroom

16ft garage

Private rear garden

Off street parking

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

A well presented and spacious five bedroom semi detached family home situated on a popular residential road on the Oak Farm. The ground floor of the property comprises entrance hall, with doors leading to the 14ft dining room which opens up onto the 12ft living room, 17ft kitchen/breakfast room, shower room and 16ft garage. To the first floor you have a 12ft second bedroom, 12ft third bedroom, 14ft fourth bedroom, 10ft fifth bedroom and family bathroom. The loft has been converted creating the 17ft main bedroom.

Outside

The front of the property has been block paved throughout creating off street parking whilst also allowing access to the garage. The private rear garden is mainly laid to lawn with a variety of shrubs, bushes and trees on the borders. The garden also benefits from a 14ft store room, 8ft greenhouse and a patio area across the rear of the house.

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:

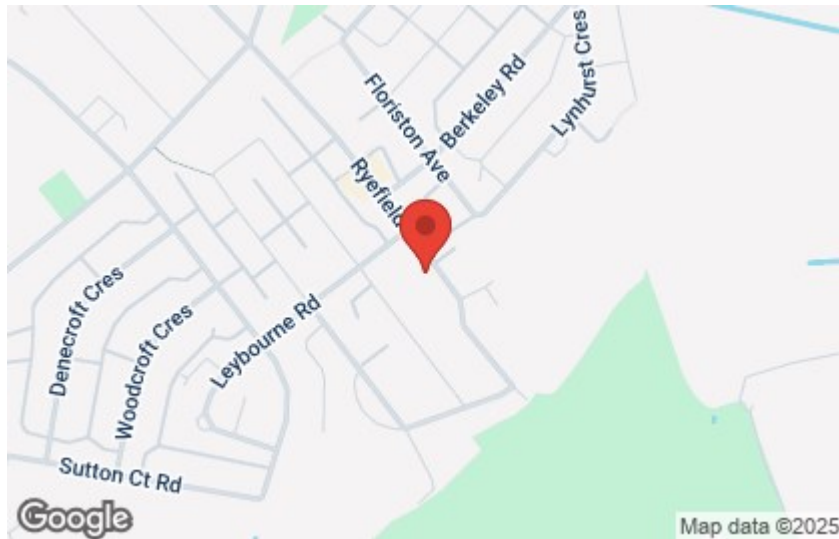
M4, A40, M25, M40



Council Tax Band:

D

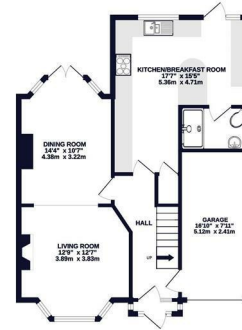
(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS
 189 sq.ft. (15.7 sq.m.) approx.



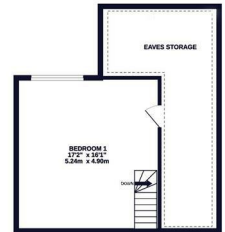
GROUND FLOOR
 797 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
 696 sq.ft. (64.5 sq.m.) approx.



2ND FLOOR
 498 sq.ft. (46.2 sq.m.) approx.



coopers
 est 1986

TOTAL FLOOR AREA: 2120 sq.ft. (197.0 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.
 Made with Metropix ©2024

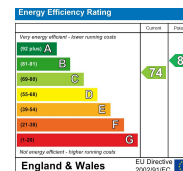
coopers
 est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.