

Ryefield Avenue

Hillingdon • Middlesex • UB10 9BX

Guide Price: £535,000



coopers
est 1986

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A well presented and spacious three bedroom semi detached family home situated on a popular residential road on the Oak Farm. 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, shops and transport links. The ground floor comprises an entrance hall, 12ft living room, 11ft dining room, 9ft kitchen and 11ft conservatory. To the first floor there is a 12ft bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom. The front of the property has a paved driveway creating off street parking for multiple cars. The private rear garden is mainly laid to lawn.

Three bedroom house

Semi detached

Oak Farm

12ft Living room

11ft dining room

9ft kitchen

11ft conservatory

12ft bedroom

Off street parking

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

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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.

Outside

The front of the property has a paved driveway creating off street parking for multiple cars. The private rear garden is mainly laid to lawn.





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:

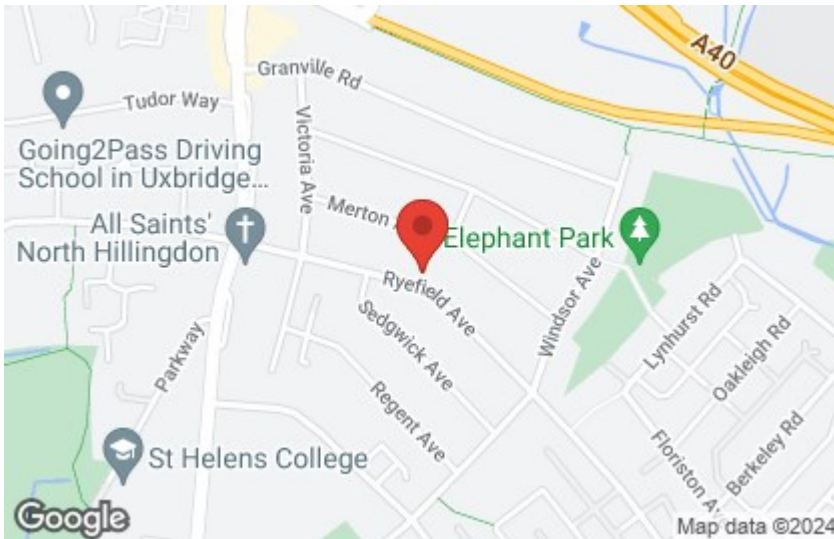
M4, A40, M25, M40



Council Tax Band:

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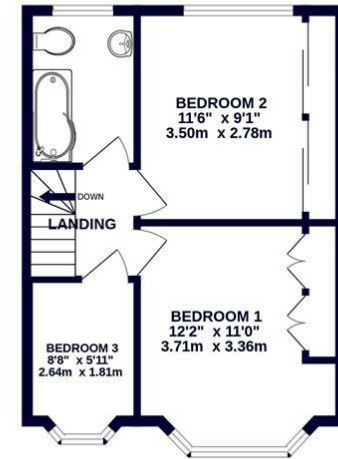
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

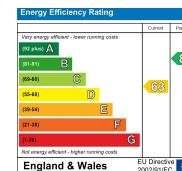
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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