

Ryefield Avenue

Hillingdon • Middlesex • UB10 9BU

Guide Price: £575,000



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A fabulous three-bedroom mid-terraced house, situated on a popular and convenient residential road in the Oak Farm, which has been thoughtfully extended and modernised throughout to create a wonderful family home within close proximity to Hillingdon tube station, local shops and sought after schools. The ground floor comprises a spacious entrance hallway, a 13ft front reception room, a modern shower room and an impressive 21ft x 17ft kitchen/dining/family room, featuring bi-folding doors that open directly onto the rear garden. On the first floor, there is a 13ft principal bedroom, a 12ft second bedroom with fitted wardrobes, a 7ft third bedroom and a modern family bathroom. Externally, the property benefits from off-street parking to the front and a generous rear garden, predominantly laid to lawn, with a patio area spanning the rear of the house and a variety of shrubs bordering the garden.

Three bedroom house

Mid terraced

Oak farm

Extended

Modernised throughout

Ground floor shower room

13ft living room

Fabulous 21ft kitchen/diner/family room

Off street parking

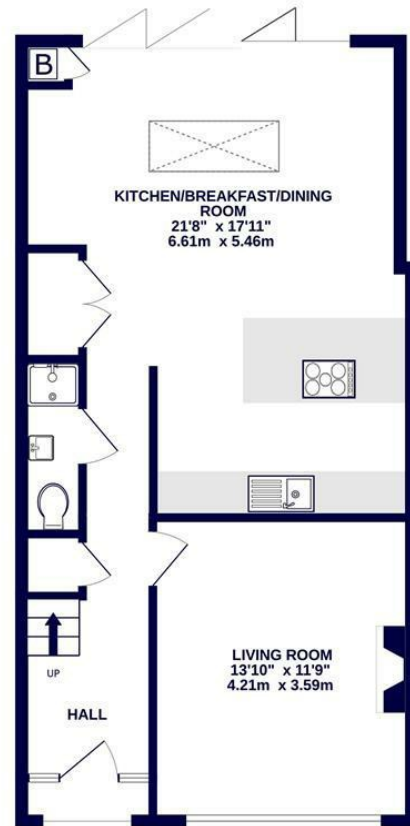
Geberous rear garden

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.

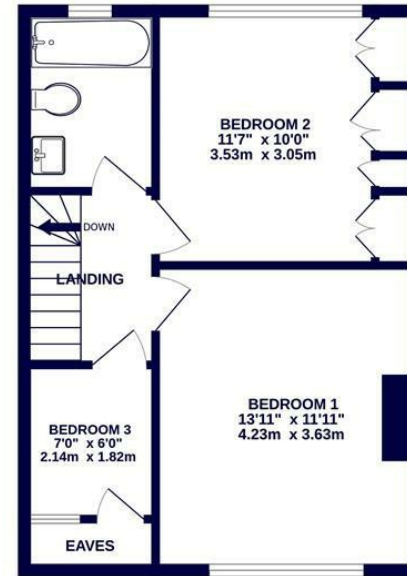




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



13 RYEFIELD AVENUE

TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

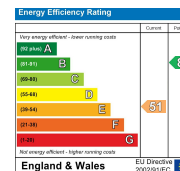
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ**
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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