Ryefield Avenue, Uxbridge, UB10 9DA

£900,000

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A truly stunning family home that has been extensively improved by the current owners, offering approximately 2,750 sq ft of beautifully presented accommodation. Meticulously designed and finished to an exceptional standard, this outstanding home briefly comprises a spacious living/dining room, a high specification kitchen/breakfast room, a further generous reception room, sun room and a downstairs shower room. There are six well proportioned bedrooms, including a superb principal suite featuring a luxurious en suite bathroom and large walk-in wardrobe, together with a stylish family bathroom.

Having undergone comprehensive refurbishment in recent years, the property further benefits from a spectacular outbuilding incorporating a home office, games room/gym, storage room and shower room. Additional features include a welcoming entrance hall, attractive rear garden, storage garage and secure gated off-street parking.

Located in the ever popular Oak Farm area, the property is within walking distance of local amenities and excellent transport links, including access to Hillingdon Station (Metropolitan and Piccadilly Lines). The area is particularly well served by highly regarded schools, with the property within catchment for Vyners School and Swakeleys School for Girls, as well as being conveniently located for St Bernadette's, Oak Farm and Ryefield schools. Uxbridge town centre, with its extensive range of shopping, leisure and dining facilities, is just a short drive away. For the motorist, the A40, M40 and M25 are all easily accessible.

ENTRANCE HALL
Front aspect door, storage cupboard, radiator with decorative cover x 2, stairs to first floor landing, under stairs storage, doors to:

DOWNSTAIRS SHOWER ROOM
Fully tiled walls, stand in shower cubicle with hand shower attachment and rainfall shower head, extractor fan, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

LIVING/DINING ROOM
Front aspect double glazed bay window, standing radiators x 2, coved ceiling, rear aspect double glazed doors and windows.

SITTING ROOM
Tiled flooring, coved ceiling, rear aspect double glazed windows, rear aspect double glazed doors to sun room, air conditioning unit.

KITCHEN/BREAKFAST ROOM
Rear aspect double glazed window, rear aspect double glazed door to rear garden, range of base and eye level units, tiled flooring, part tiled walls, one and a half sink and drainer, spaces for a range of appliances, gas point, extractor hood.

SUN ROOM
Rear aspect double glazed doors to rear garden, triple aspect double glazed windows.

BEDROOM SIX DOWNSTAIRS
Front aspect double glazed window,

FIRST FLOOR LANDING
Front aspect double glazed window, coved ceiling, radiator, stairs to second floor landing, doors to:

BEDROOM TWO
Front aspect double glazed bay window, radiator, range built in wardrobes, coved ceiling.

BEDROOM THREE
Front aspect double glazed window, radiator, range built in wardrobes, coved ceiling.

BEDROOM FOUR
Rear aspect double glazed window, range of built in wardrobes, radiator.

BEDROOM FIVE
Rear aspect double glazed window, range of built in wardrobes, radiator.

BATHROOM
Rear aspect double glazed frosted window, tiled walls and floor, low level wc, heated towel rail, floating vanity unit incorporating wash hand basin, stand in multi function shower cubicle.

SECOND FLOOR LANDING
Doors to:

BEDROOM ONE
Rear aspect double glazed window, front aspect Velux skylights, radiator, built in wardrobes and cupboards, door to:

EN SUITE
Rear aspect double glazed frosted window, tiled walls and floor, low level wc, heated towel rail, floating vanity unit incorporating wash hand basin, stand in shower cubicle with hand shower attachment and rainfall shower head, light up mirror.

WALK IN WARDROBE
Large room currently used as a walk in wardrobe but has flexible uses with side aspect Velux skylight.

FRONT
Security gates and off street parking.

REAR GARDEN
Mainly laid to lawn, panel enclosed fence, side access, patio area.

OUTDOOR OFFICE
Front aspect double glazed window, front aspect door, air conditioning unit, radiator, storage cupboard, coved ceiling, power and lighting, double doors to:

GAMES ROOM/GYM
Front aspect double glazed window, power and lighting, coved ceiling, tiled flooring, door to:

STORAGE AREA
Power and lighting, tiled flooring, coved ceiling, door to:

SHOWER ROOM
Front aspect double glazed window, stand in shower cubicle, tiled flooring and walls, low level wc, pedestal wash hand basin.

COUNCIL TAX
London Borough of Hillingdon - Band E - £2,500.01

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATION
Hillingdon - 0.8 Miles - Metropolitan/Piccadilly.

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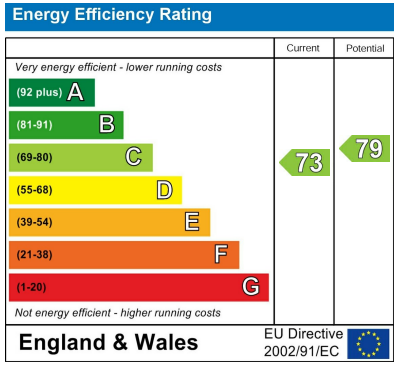

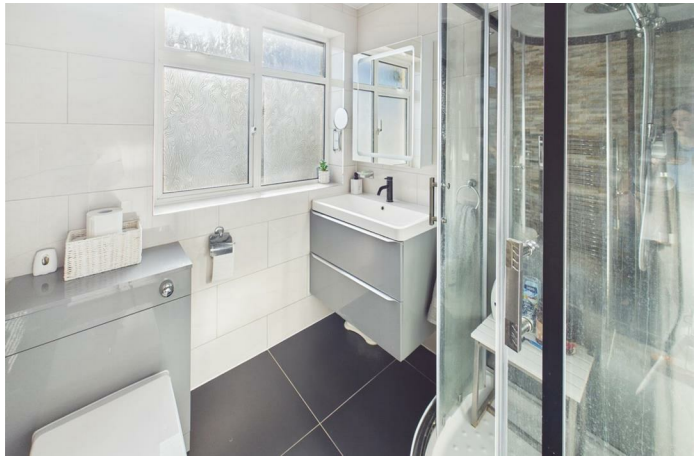

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