

# Ryefield Avenue

Hillingdon • Middlesex • UB10 9DD  
Guide Price: £680,000



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est 1986

# Ryefield Avenue

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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)



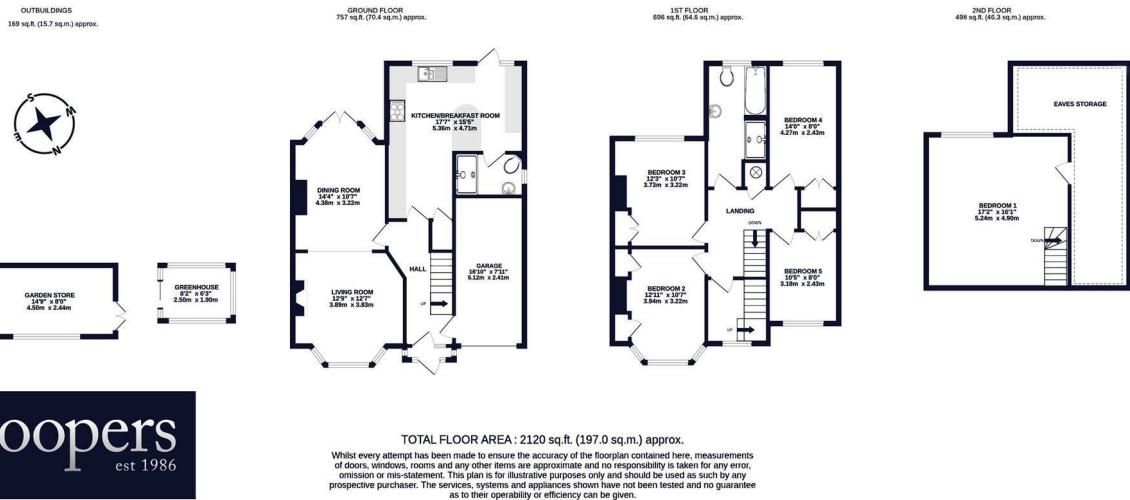
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014: A	A
2014: B	B
2014: C	C
2014: D	D
2014: E	E
2014: F	F
2014: G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	85

England & Wales

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.