

Ryefield Avenue

Hillingdon • Middlesex • UB10 9BZ

Guide Price: £565,000



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A spacious and well maintained three bedroom end terraced house situated on a popular residential road on the Oak Farm offering access to a variety of amenities including schools, shops, bus/road links, Hillingdon tube station and a number of parks. The property has undergone a number of improvements which include a new consumer unit and boiler in 2021 along with triple glazed windows to the rear of the first floor and new glazing to the rear of the ground floor. The ground floor benefits from a generous 15ft living room and 18ft kitchen/diner leading into a 10ft conservatory and 10ft study. To the first floor is an impressive 16ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking with EV charger, large rear garden and garage accessed via a rear service road.

Three bedroom house

End terraced

Oak farm

Great transport links

18ft kitchen/diner

15ft living room

16ft main bedroom with fitted wardrobes

15ft garage

Off street parking

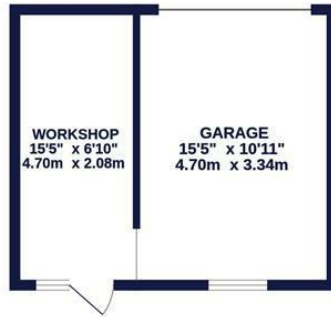
Private rear garden

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.





OUTBUILDING
274 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



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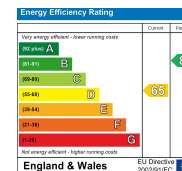
TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.

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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