



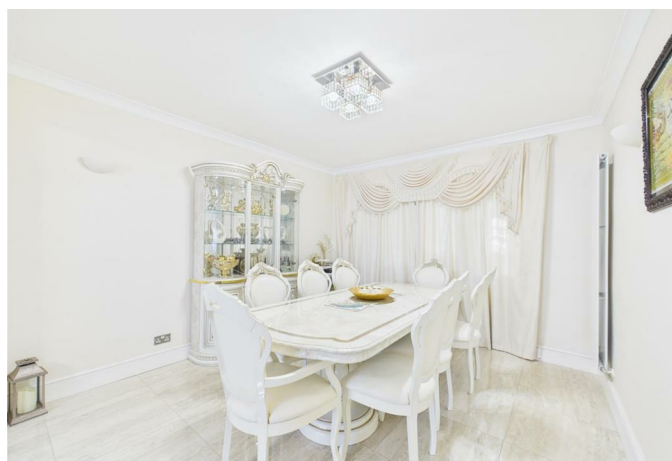
Ryefield Avenue, Uxbridge, UB10 9DA
£950,000



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.

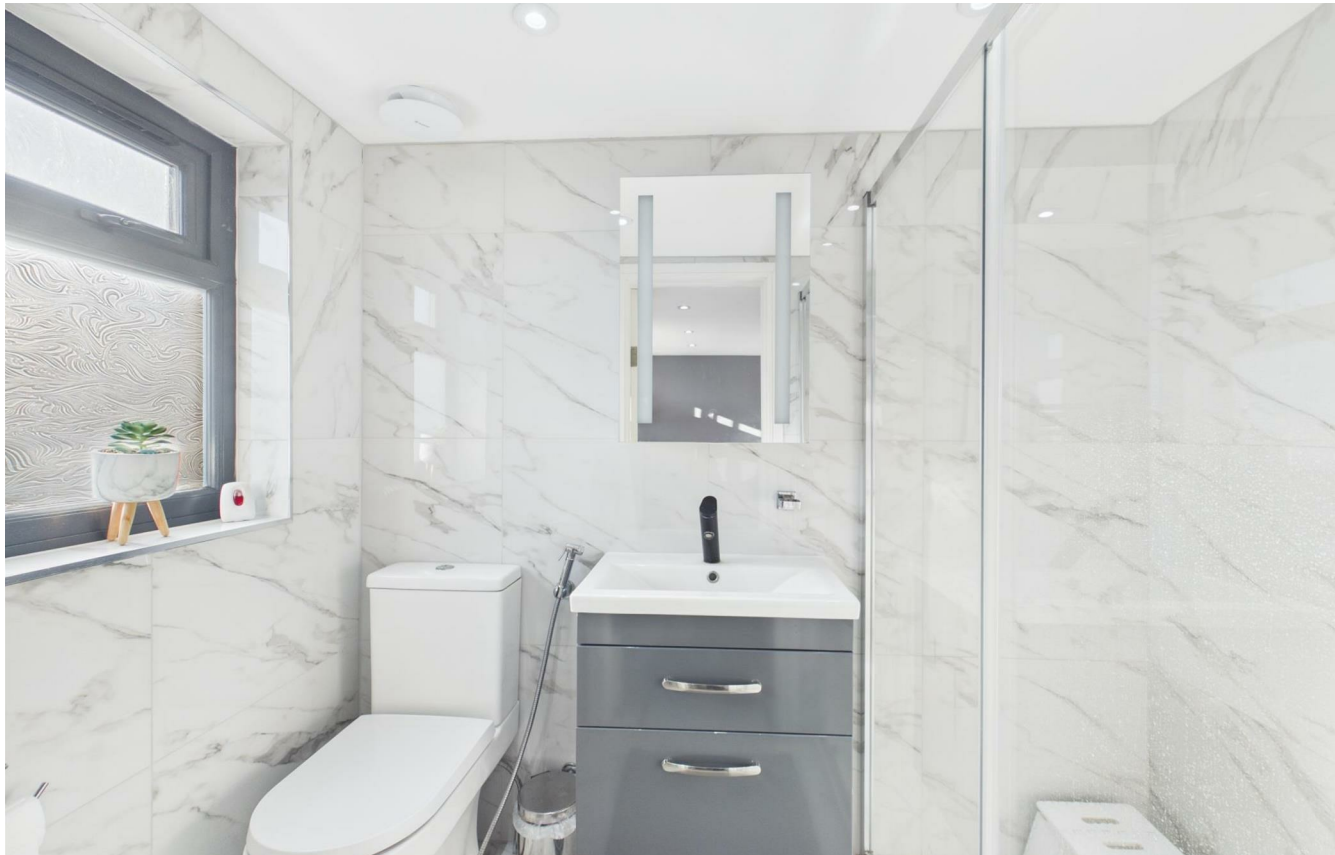
COUNCIL TAX

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.



92 High Street, Ruislip, Middlesex, HA4 8LS

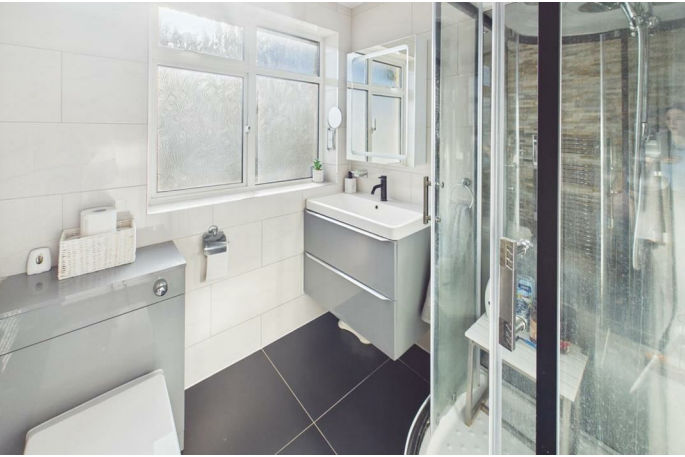
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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