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& MILLER



Ryefield Avenue, Uxbridge, UB10 9BY  
£625,000

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**£625,000**

- Four Bedroom
- Extended to the Rear
- Stunning Condition Throughout
- Sought After Oak Farm Location
- Off Street Parking
- Two Bathroom
- Loft Extension (Bedroom + En-Suite)
- 1555 sq ft
- Studio in Garden
- Walking Distance to Hillingdon Station

## Description

To the ground floor is an entrance porch, dining room and kitchen/breakfast room flowing effortlessly on to the lounge with French doors opening on to the garden. The first floor offers three well proportioned bedrooms and a family bathroom. Onto the second floor is a large master bedroom and en-suite with Juliette balcony overlooking the rear garden.

## Outside

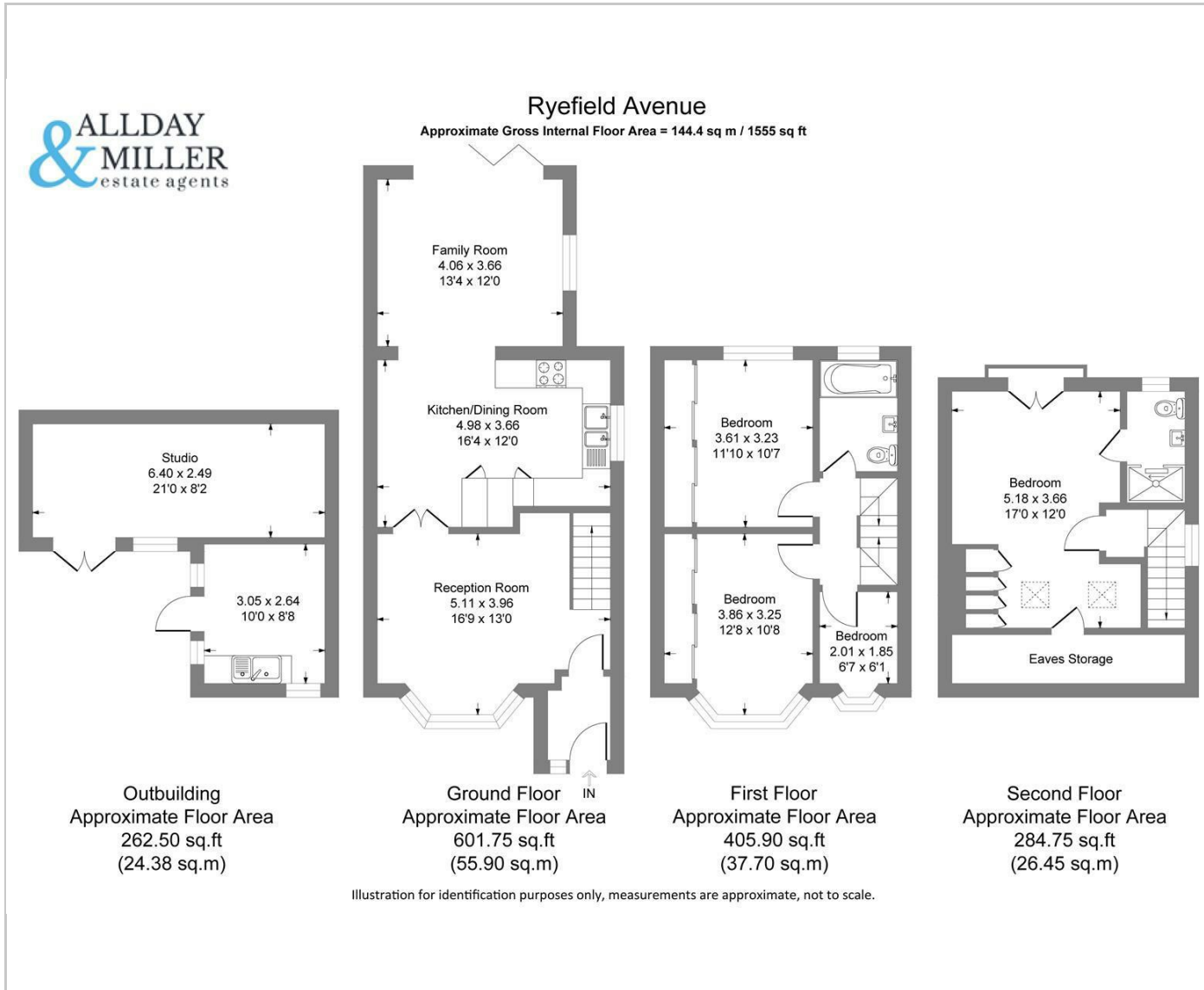
To the front of the property is a block paved driveway creating off street parking and a shared driveway leading through to the rear garden with lawn, a patio area and a brick built utility room and 20ft studio.

## Situation

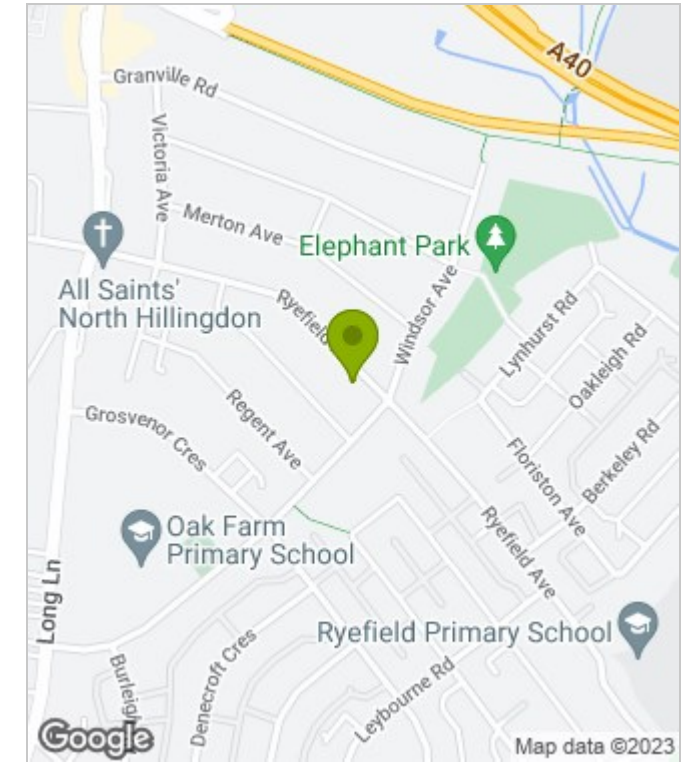
Ryefield Avenue is a sought after residential road within the Oak Farm development just off Long Lane, offering easy access to a number of highly regarded local schools including Oak Farm, Ryefield and St Bernadettes, numerous local shops including Marks & Spencer, Hillingdon Metropolitan/Piccadilly 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.



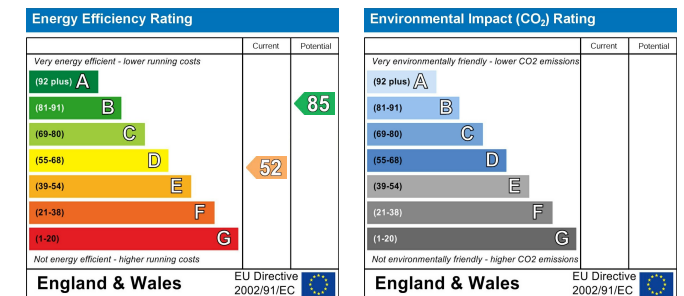
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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