



**.207 Ryefield Avenue
Middlesex, UB10 9DD**

Asking Price £310,000

We are delighted to present this spacious 2 bedroom first floor maisonette situated in a popular residential area within walking distance of local shops, schools and bus routes provide a short journey to Hillingdon Station. The property has been redecorated and had new flooring throughout fitted (Sept 23) as well as boasting feature that include double glazed windows, modern kitchen, modern bathroom, gas central heating, front & rear gardens and a double Garage

.207 Ryefield Avenue, Middlesex, UB10 9DD

Double glazed front door to

Stairs to first floor

Doors to

Lounge

15'6" x 12'8" (4.74 x 3.88)

Double glazed windows to front, radiator, power points.

Kitchen

11'11" x 11'8" (3.64 x 3.56)

Modern range of eye and base level storage units, space and plumbing for washing machine, single drainer stainless steel sink unit with mixer taps, space and plumbing for dishwasher, built-in electric oven with four ring electric hob inset into work surface, space for fridge/ freezer, radiator, power points, laminate floor, double glazed window to rear

Bedroom 1

12'11" x 11'11" (3.95 x 3.65)

Double glazed window to front, radiator, built in cupboard, power, points.

Bedroom 2

10'11" x 9'4" (3.34 x 2.87)

Double glazed window to rear, radiator, built in cupboard, power points.

Bathroom

Panel enclosed bath, wall mounted electric shower, fully tiled walls, vanity unit wash handbasin, low-level WC, radiator, double glazed window to rear, laminate floor.

Outside

Front Garden

Laid to lawn, pathway to

Rear Garden

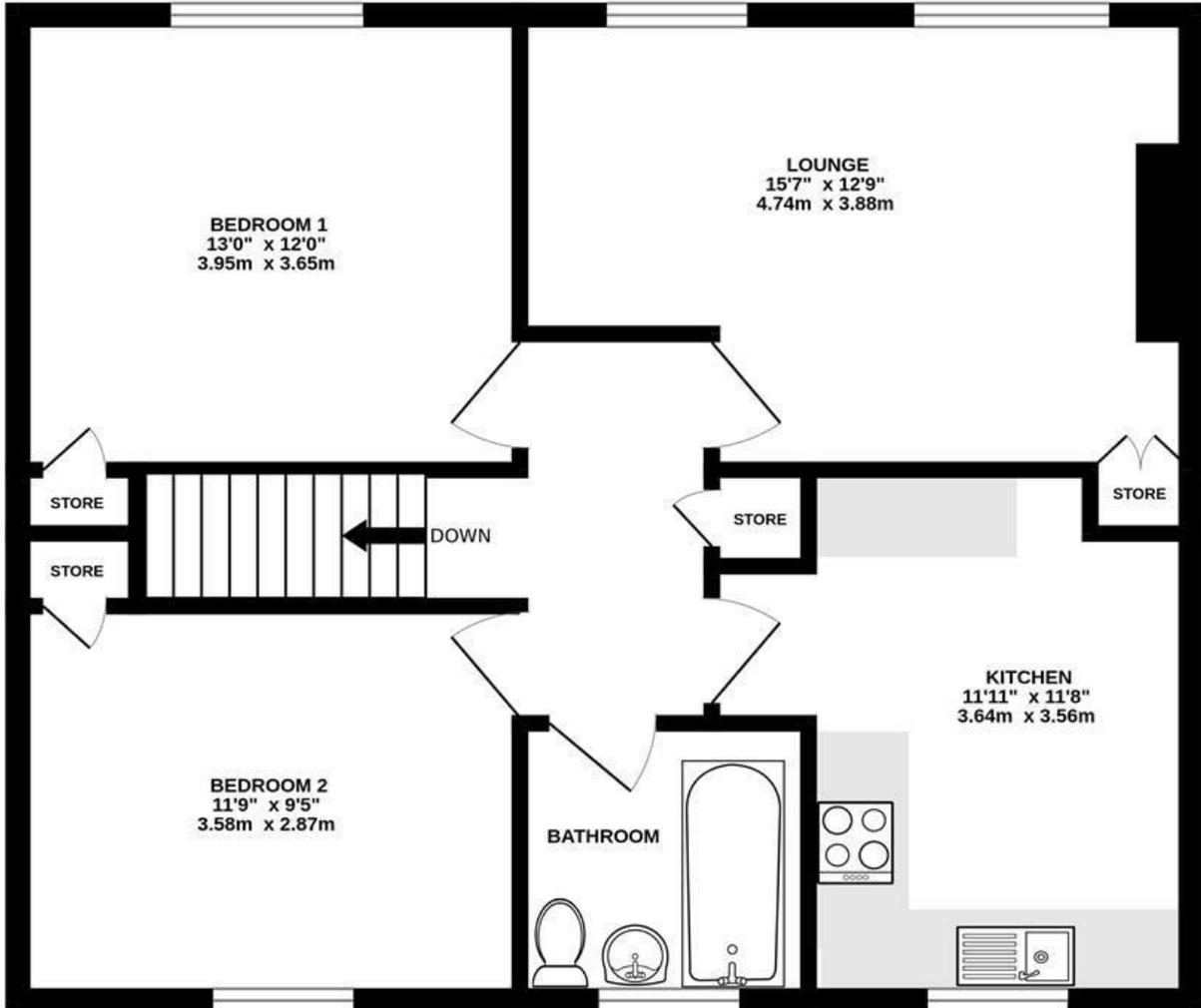
Pathway leading to lawned area, small paved patio area, enclosed by Fencing, pathway, leading to

Double Garage

With up and over doors, access from shared drive



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	