



## Willow Crescent West, Denham, Uxbridge, UB9 4AU

- Superb family home
- Three bathrooms
- Ample off street parking
- Luxurious kitchen breakfast room
- Stunning garden
- Four/five bedrooms
- Swimming pool
- Double garage
- Utility room
- No upper chain

**Asking Price £1,350,000**

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## **Description**

An exceptional property that offers a superb opportunity to secure a wonderful family home.

## **Accommodation**

The accommodation on offer briefly comprises, large entrance hall with stairs to the first floor, and built in storage, the main living room overlooks and opens onto the rear garden, there is a separate dining room with double doors that open into the living room, the study offers an ideal work from home space or ground floor bedroom, there is a ground floor shower room, utility room with storage cupboards, space for appliances and a door to the side, the superb kitchen breakfast room overlooks and opens onto the rear garden fitted with a superb range of storage units and drawers, there are a range of integrated appliances to include a fridge freezer, dishwasher, double oven and wine cooler, there are ample granite work surfaces with inset twin sinks, boiling water tap and a central island with breakfast bar and inset gas hob with extractor hood above.

To the first floor the impressive landing gives access to the four well proportioned bedrooms and the family bathroom, the superb principal bedroom has ample built in wardrobes and en-suite bathroom which includes a bath tub, vanity wash basin and WC. bedroom two has built in wardrobes and an en-suite shower room which has a shower cubicle, wash basin and WC. there are two further double bedrooms both with built in wardrobes.

## **Outside**

There is a superb mature garden to the rear of the property with a variety of shrubs and trees, swimming pool with summerhouse and large patio area with pergola creating an ideal entertaining space. at the rear of the garden there is access to the private residents field.

To the front of the property the driveway provides ample off street parking and leads to the integral double garage with power, lighting and electric up and over door, there is gated pedestrian access to either side of the property.

In addition there is private residents access to the Grand Union Canal and Frays river, as well as a residents field.

## **Situation**

Positioned in the most sought after location within close proximity of Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Well regarded schools are within close proximity. There are a variety of leisure facilities within close proximity including Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

## **Terms and notification of sale**

Tenure: Freehold

Local Authority: South Bucks

Council Tax Band: G

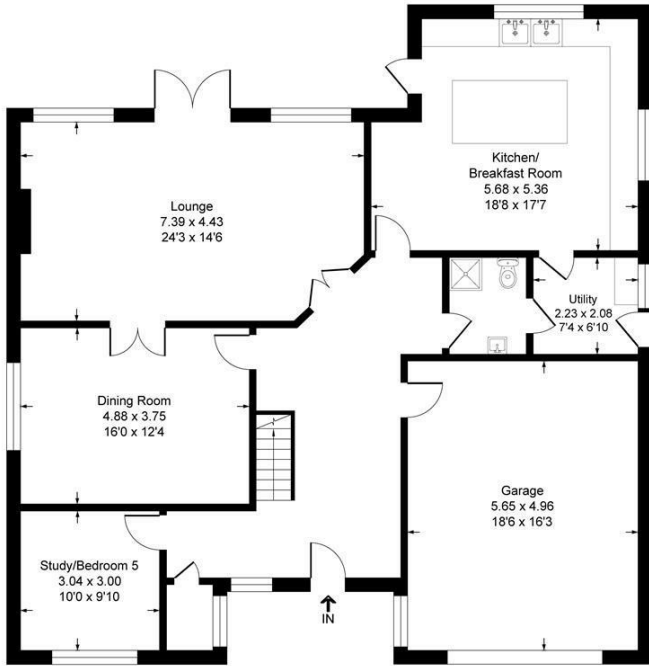
EPC Rating: C

## **IMPORTANT NOTICE**

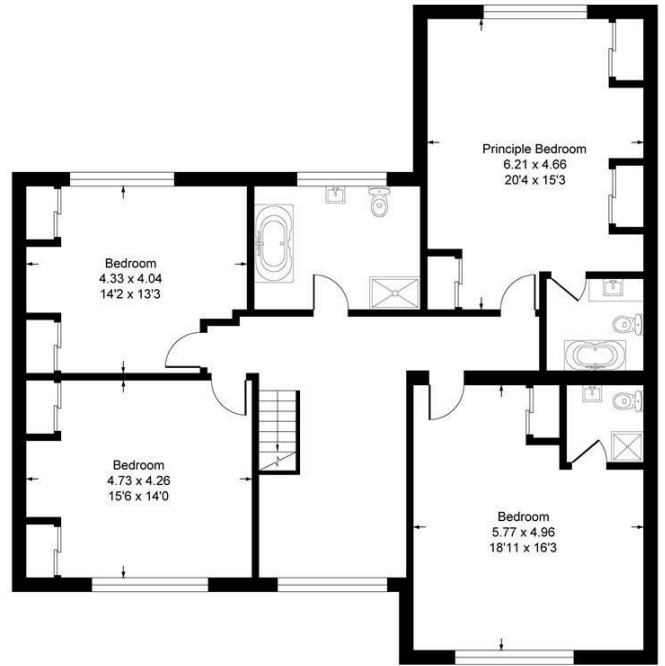
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

# Willow Crescent West

Approximate Gross Internal Floor Area = 289.0 sq m / 3110 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

# Cameron



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