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Willow Crescent East, Denham, Uxbridge, UB9 4AR

- Detached family residence
- Five bedrooms
- Impressive 23ft kitchen/breakfast room
- Principal suite with walk-in wardrobe and en-suite
- No onward chain
- Approximately 2,862 sq.ft. of accommodation
- Three reception rooms
- Utility room and ground floor shower room
- Extensive driveway providing ample off-street parking
- Convenient for Uxbridge town centre

Asking Price £1,100,000

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Description
Combining expansive living space with versatile accommodation and extensive off-street parking, this superb home is ideally suited to modern family living.

Accommodation
The accommodation is thoughtfully arranged over two floors and comprises a welcoming entrance hall leading to three generous reception rooms, including a spacious living room with bay window, an elegant dining room and a versatile fifth bedroom or family room. The heart of the home is the impressive 23ft kitchen/breakfast room, providing an excellent space for everyday family life and entertaining, complemented by a separate utility room and contemporary ground floor shower room.
The first floor offers four well-proportioned double bedrooms arranged around a spacious landing. The principal suite enjoys a walk-in wardrobe and a luxurious en-suite bathroom, whilst the remaining bedrooms are served by a stylish family bathroom. A separate study provides the ideal space for those working from home.

Outside
Externally, the property is approached via an extensive block-paved driveway providing parking for numerous vehicles. To the rear, the property benefits from a private, low-maintenance garden, offering a pleasant outdoor space.

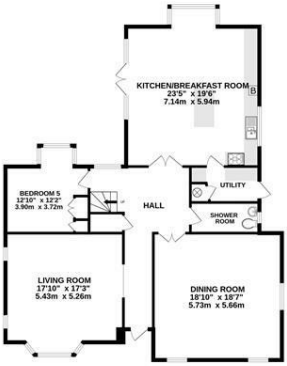
Situation
Willowbank Village is one of the area's most desirable residential locations, renowned for its unique village atmosphere and tranquil surroundings between the River Colne and the Grand Union Canal. The village enjoys a strong sense of community whilst remaining conveniently positioned for Uxbridge town centre, excellent transport links including the Metropolitan and Piccadilly Line services, the A40, M40 and M25, together with highly regarded local schools and a range of shopping and leisure facilities.

Terms and notification of sale
Tenure: Freehold
Local Authority: South Buckinghamshire
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 an 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

GROUND FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



1ST FLOOR
1367 sq.ft. (127.0 sq.m.) approx.

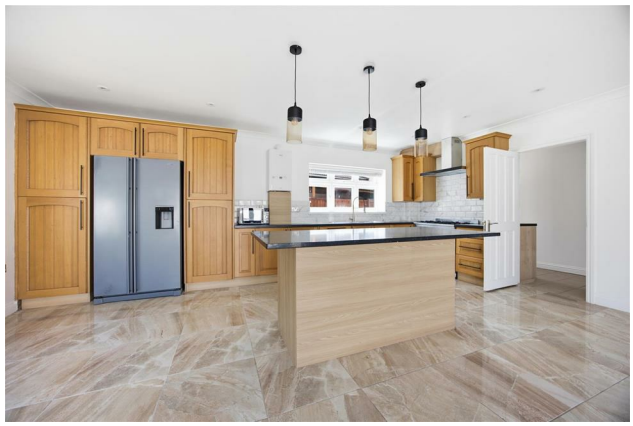


TOTAL FLOOR AREA : 2862 sq.ft. (265.9 sq.m.) approx.

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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