



## Denziloe Avenue, Uxbridge, UB10 0EE

- First floor maisonette
- Freehold
- Off street parking
- Large loft space
- Two double bedrooms
- Attractive private garden
- Very well presented
- Well located for transport

**Asking Price £375,000**

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**Description**

Finished to a high standard throughout the property features a spacious reception room, two well-sized bedrooms, and a thoughtfully arranged layout that maximises both space and natural light. Further highlights include a private garden and off-street parking. Perfectly positioned close to local amenities, transport links, and open green spaces.

**Accommodation**

The accommodation briefly comprises a welcoming entrance hall with stairs rising to the first floor. The generous landing benefits from access to the loft, a front-aspect double-glazed window, and doors leading to all rooms.

The living room is bright and spacious, featuring a large front-aspect double-glazed window and attractive wooden flooring. The modern kitchen is well appointed with a comprehensive range of fitted storage units and drawers, ample work surfaces with an inset sink, space for a range cooker with extractor hood above, and provisions for a fridge freezer and washing machine. A rear-aspect double-glazed window and tiled flooring complete the space.

The primary bedroom is generously sized, enjoying a large front-aspect window and wooden flooring. The second bedroom overlooks the rear and also features wooden flooring, a double-glazed window, and a tiled feature fireplace.

The bathroom is fitted with a cast iron bath with shower over, wash basin, and WC, complemented by partly tiled walls and a rear-aspect double-glazed window.

**Outside**

There is a private rear garden that is laid to lawn with timber storage sheds and gated access to the off street parking.

**Situation**

Denziloe Avenue is a highly regarded residential road, conveniently positioned within easy reach of Hillingdon Station, offering Metropolitan and Piccadilly Line services into central London. The area is well served by a number of reputable schools, making it an ideal location for families. For motorists, the A40/M40 is just a short drive away, providing swift access to London and the M25 motorway network. Nearby, Uxbridge town centre offers a wide range of shopping facilities, restaurants, cafes, and bars.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council tax band: C

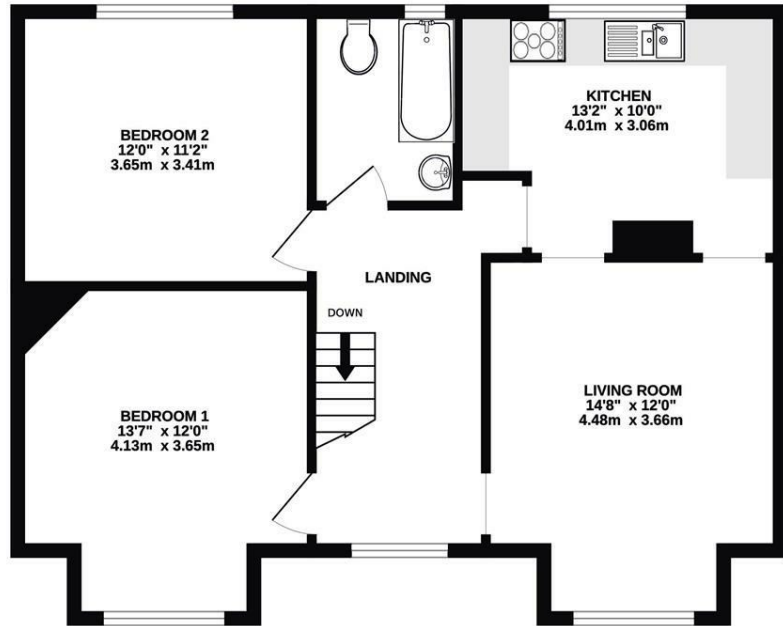
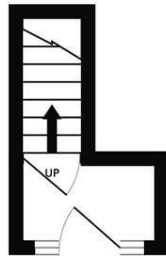
EPC rating: D

**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

GROUND FLOOR  
39 sq ft. (3.6 sq.m.) approx.

1ST FLOOR  
715 sq ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 754 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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