



Willow Crescent West, Denham, UB9 4AU

Asking Price £1,050,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

This attractive detached residence offers superb and versatile accommodation, making it an ideal family home. Set in a peaceful location, the property features five/six bedrooms, study, three bathrooms, a spacious reception room, a luxurious kitchen/breakfast room, and an integral garage

Accommodation

The accommodation on offer briefly comprises, large entrance hall with stairs to the first floor and access to the integral garage, the reception room overlooks and opens onto the rear garden, the superb kitchen/living/dining room overlooks and opens onto the rear garden fitted with a superb range of storage units, drawers, and integrated appliances, there are ample granite work surfaces with an inset sink and a central island with breakfast bar and inset gas hob with extractor hood above, tiled flooring runs throughout the room, the study offers an ideal work from home space or additional ground floor bedroom, there is a ground floor double bedroom with built in wardrobes, a bathroom with an enclosed bath with a shower over, vanity wash basin and WC.

To the first floor the landing gives access to the four well proportioned bedrooms and the family bathroom, the principal bedroom has ample built in wardrobes and en-suite bathroom which includes a bath tub, vanity wash basin and WC. The family bathroom is fitted with a freestanding bath, pedestal wash basin and WC.

Outside

There is a mature garden to the rear of the property with a variety of shrubs and trees, there is a large patio area with a timber gazebo creating an ideal entertaining space. there is a brick built garden room and at the rear of the garden there is direct access to the private residents field. To the front of the property the driveway provides ample off street parking and leads to the integral garage with power, lighting and up and over door, there is gated pedestrian access to the side of the property.

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

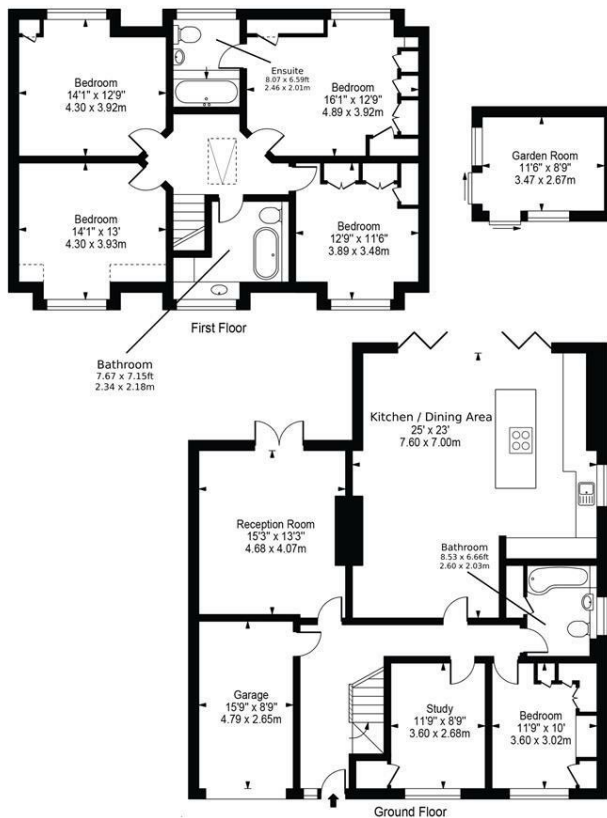
Council Tax Band: G

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

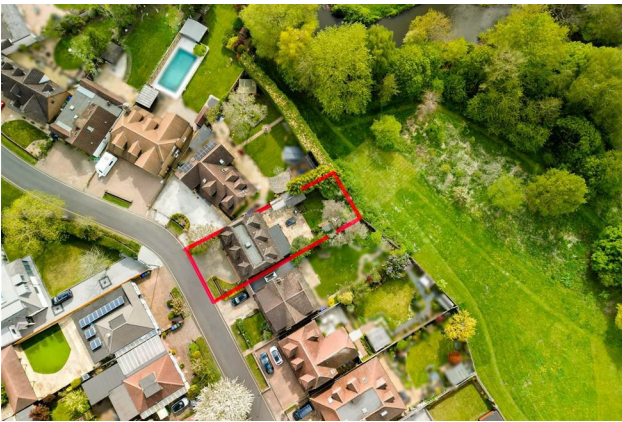
Approx. Gross Internal Area 2319 Sq Ft - 215.46 Sq M
(Excluding Garden Room)
Approx. Gross Internal Area Of Garden Room 100 Sq Ft - 9.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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