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Willow Avenue, Denham, Uxbridge, UB9 4AG

- Detached bungalow
- No upper chian
- Sought after location
- Spacious kitchen/breakfast room
- Three double bedrooms and separate studio
- Ample off street parking
- Versatile accommodation
- Dual solar power system

Asking Price £600,000

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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
Set in a highly regarded and family-friendly location. This attractive bungalow offers versatile and spacious accommodation. The property features three well-sized bedrooms, comfortable living areas and a separate studio . Conveniently positioned close to local schools, amenities, transport links, and open green spaces.

Accommodation
The accommodation on offer briefly comprises, entrance hall, open plan living and dining space with doors to the garden. The conservatory has underfloor heating and overlooks the rear garden, the large kitchen breakfast room is fitted with a comprehensive range of storage units, drawers and integrated appliances. There are three well proportioned double bedrooms and a family bathroom fitted with an enclosed bath, separate shower cubicle, wash basin and WC.

Outside
There is a low maintenance garden to the rear of the property with a variety of shrubs and trees. there is a large patio area creating an ideal entertaining space.
There is a detached one bedroom annex with a private entrance, living area, kitchen, bathroom and double bedroom.
In addition there is private residents access to the Grand Union Canal and Frays river, as well as the residents field.
To the front of the property the driveway provides ample off street parking.

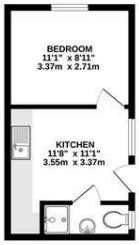
Situation
Positioned in the most sought after location within close proximity of Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Well regarded schools 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

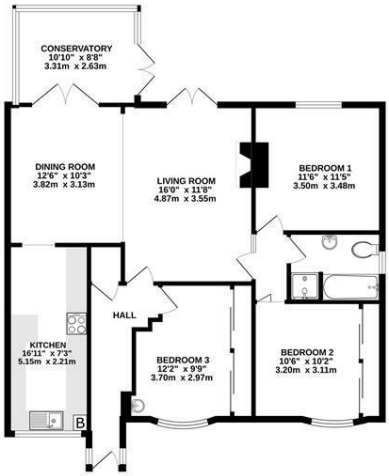
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors 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

GARDEN ANNEX
227 sq.ft. (21.1 sq.m.) approx.



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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