



Kings Mill Way, Denham, Uxbridge, Buckinghamshire, UB9 4BT

Guide Price £1,250,000

coopers
est 1986

Kings Mill Way, Denham, Uxbridge, Buckinghamshire, UB9 4BT

- 4 bedroom house
- 3 bathrooms
- Kings Island
- 17ft master bedroom
- Roof terrace
- Private garden
- Panoramic water views
- Chain free
- Off street parking
- Close to Uxbridge

Directions

From leaving our office on the Uxbridge High Street proceed right. Arriving at the roundabout take your third exit onto Hillingdon Road. Once you get to the traffic lights stay in the right hand lane and take your third exit off the roundabout onto the Oxford Road. Kings Island can be located just after the bridge on your right hand side.

Situation

Kings Island is a sought after luxury gated development situated just off the Oxford Road, a short walk from Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

Description

Resting on a trophy waterfront parcel embracing a boat studded panorama, this contemporary entertainers' home is a spacious haven of light and sheer luxury. Accommodation comprises large entrance hall, 25ft open plan living and kitchen area with a range of integrated appliances, 14ft dining area, WC and utility room. To the first floor is a 15ft second bedroom with en suite, 14ft third bedroom, 11ft fourth bedroom and family bathroom.

Outside

To the front of the property there is off street parking for two cars. The private rear garden benefits from decking leading to lawn. From the master bedroom on the second floor there is access onto the roof terrace which enjoys tranquil and panoramic views across the Grand Union Canal.



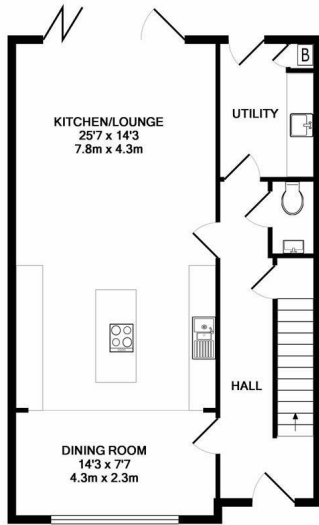




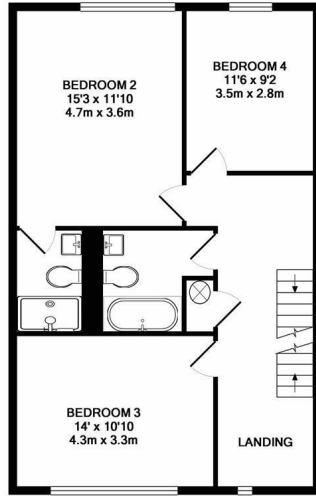




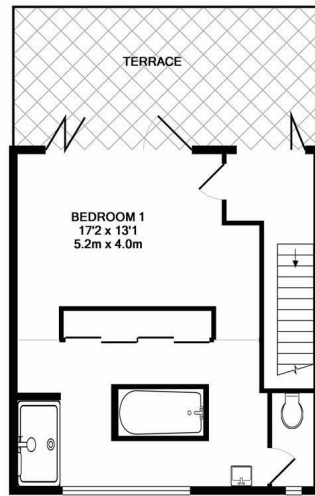




GROUND FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1880 SQ.FT. (174.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

01895 257566

Strictly by appointment with:
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uxbridge@coopersresidential.co.uk

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