

# Willow Avenue

Denham • Buckinghamshire • UB9 4AF

Guide Price: £799,950



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Set on Willow Avenue, just a short stroll from Uxbridge town centre is this unique five bedroom detached period cottage which enjoys a substantial plot with charming character. This attractive home benefits from a versatile floorplan with three good sized reception rooms, five generously proportioned bedrooms, three bathrooms and a stylish kitchen. Tucked away in a peaceful location overlooking the Grand Union Canal, this home would suit buyers looking for the convenience of being close to the town centre but also enjoying a tranquil setting.

Five bedrooms

Detached characteristic property

Multiple spacious reception rooms

Three bathrooms

Modern fitted kitchen

Grand Union Canal views

Off street secure parking

No onward chain

Secluded garden

Walking distance to Uxbridge town centre

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Situation**

Willow Avenue is 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**

This characteristic property briefly comprises, entrance porch, two front aspect reception rooms with a central staircase and traditional log burner fireplaces in both rooms. Towards the rear you can find the modern fitted kitchen with a range of storage units and drawers, wooden work surfaces, electric oven with electric hob above and extractor fan with space for white goods. From the kitchen there is a large 24ft reception/diner that overlooks and opens onto the rear garden. Finishing downstairs there is a ground floor double bedroom with an en-suite shower room, the property benefits travertine flooring throughout the ground floor. To the first floor there is a bifurcated staircase which leads left and right, there are four generously proportioned bedrooms, bedroom one benefitting an en-suite bathroom and then completing upstairs is the modern family bathroom.

### **Outside**

The property is surrounded by a private garden area benefitting a well maintained lawn, mature shrubs and trees. There is a paved area providing off street parking behind gates. To the front of the cottage are fantastic views looking over Grand Union Canal.



### Schools:

Hermitage Primary School 0.5 miles  
St Mary's Catholic Primary School 0.6 miles  
Vyners School 1.0 miles



### Train:

Uxbridge 0.6 miles  
Hillingdon 1.5 miles  
Ickenham 1.9 miles



### Car:

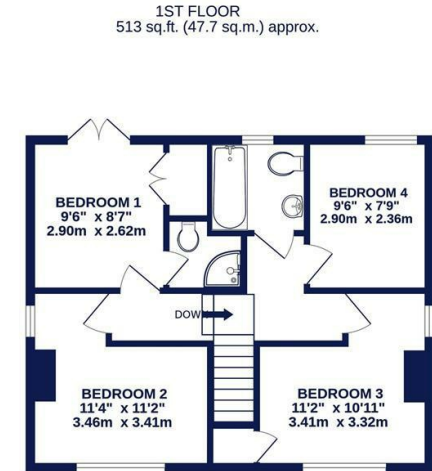
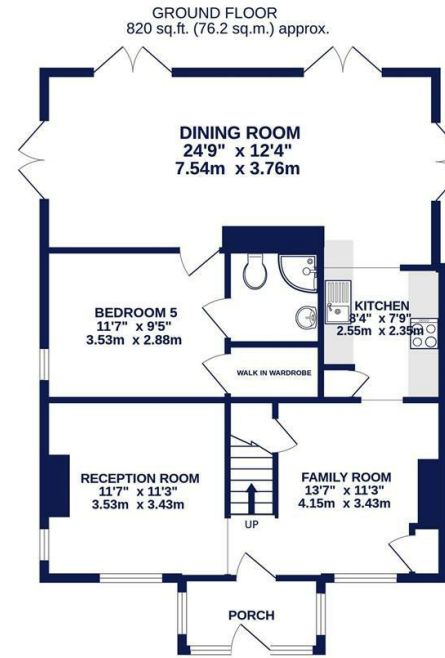
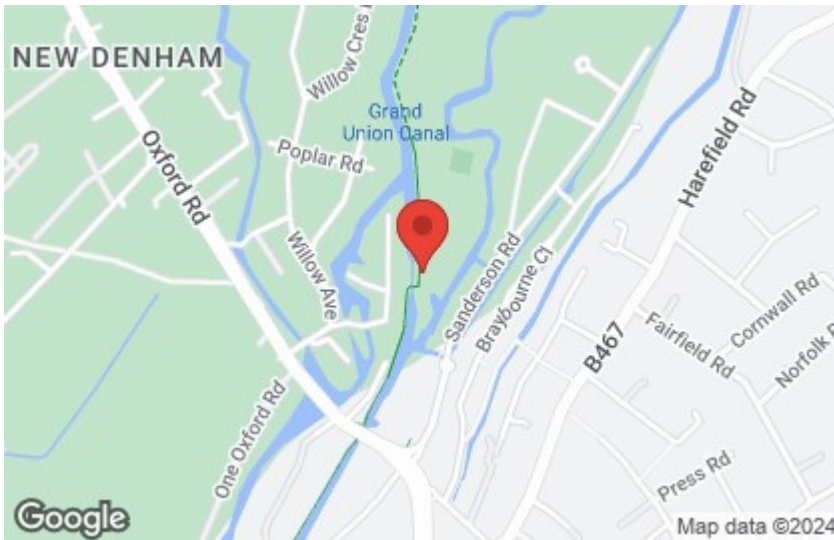
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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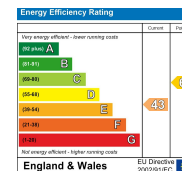
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