

Willow Crescent East

Denham • Buckinghamshire • UB9 4AR

Guide Price: £650,000



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This two double bedroom bungalow offers great potential and scope for extension (STPP) presenting an unmissable opportunity on the desirable Willowbank. Comprising, spacious living room, dining room, conservatory, a fitted kitchen, family bathroom, an immaculate rear garden, driveway and detached garage. This property is the perfect choice with it being conveniently located within walking distance to Uxbridge town centre with its excellent shopping facilities and transport links. There is also excellent potential to further enhance.

Detached bungalow

Two double bedrooms

Dining room/third bedroom

Driveway

Detached garage

Excellent plot to extend (STPP)

Secluded rear garden

Sought-after "Willowbank"

Uxbridge tube station within walking distance

Positioned backing on to the Grand Union Canal

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.





Location

Willow Crescent East is a section of the sought-after Willow Bank community, located just off Oxford Road on the fringes of Uxbridge Town Centre. Uxbridge is a bustling town, home to two major shopping centres, independent stores, a central bus station, and an underground station servicing the Piccadilly and Metropolitan Lines. The region boasts convenient road connections, including swift entry points to the A40, M40, and the M25 London Orbital Motorway. The property backs onto the Grand Union Canal adding a great addition.

Property

A detached bungalow set on a large plot offering heaps of potential. Upon entering the property there is the entrance porch which leads to the hallway providing access to the master bedroom and living room. To the rear is the kitchen and conservatory both enjoying pleasant views of the garden. Completing the ground floor is the dining room/bedroom and family bathroom. To the first floor is bedroom three with Velux windows surrounded by eaves storage.

Outside

To the front of the house there is off street parking via its own driveway along with a well maintained front lawn area. There is detached garage to the side currently being used as storage but offers fantastic potential. To the rear is the garden where there is a secluded and generously proportioned garden.



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:

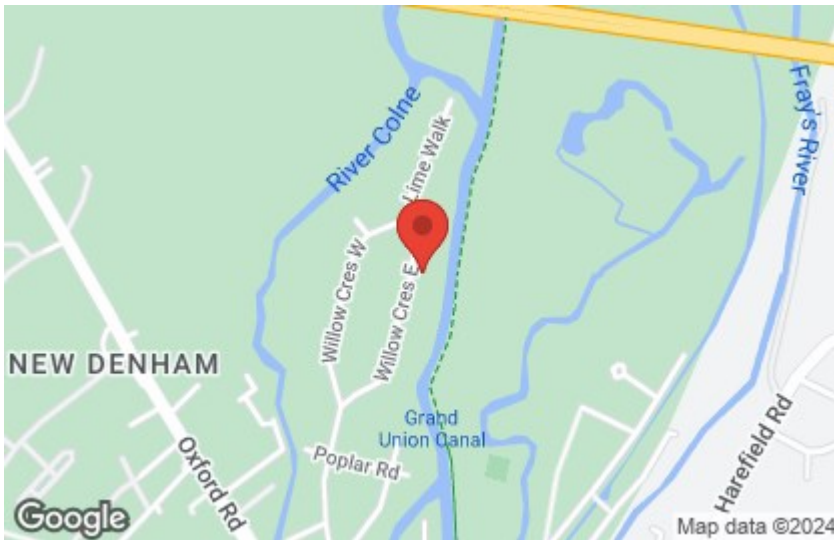
M4, A40, M25, M40



Council Tax Band:

E

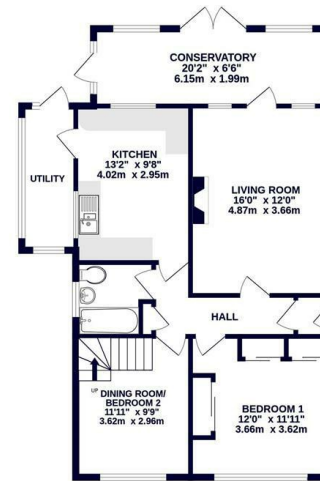
(Distances are straight line measurements from centre of postcode)



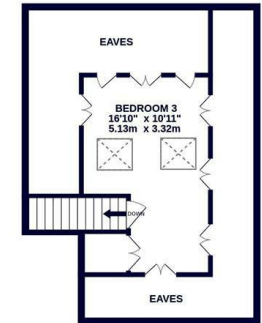
OUTBUILDING
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
863 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.3 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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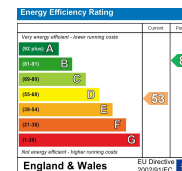
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