

# Oxford Road

Denham • Buckinghamshire • UB9 4AA

Guide Price: £315,000



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est 1986



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Offered to the market is this spacious two bedroom one bathroom third floor apartment in good condition throughout. The property offers a fantastic opportunity for first time buyers looking to get their foot onto the property ladder in a brilliant development or an investor looking for a property generating a great return on investment. Denham Lodge is just a stone's throw away from Uxbridge town centre offering access to untold bars, restaurant's and numerous coffee shops along with its vast array of shops throughout Intu Uxbridge and The Pavilions shopping centres.

Two bedroom apartment

Chain free

Sizable living space

Fitted kitchen

Allocated parking space

Gated development

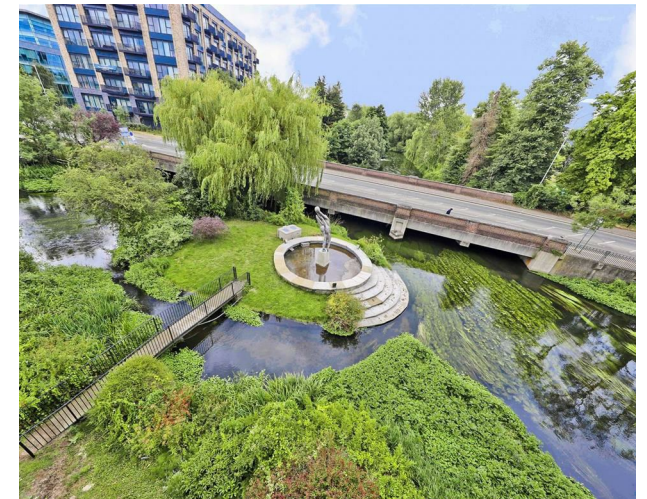
Fantastic condition

Walking distance to Uxbridge town center

Easy access to numerous transport links

Close proximity to amenities

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.







### Property

This sizable two bedroom apartment boasts over 800SQFT offering a fantastic space for a young couple looking for a brilliant development or an investor looking to make a fantastic return on investment. The property comprises of two sizable bedrooms with the added luxury of fitted wardrobes in the master bedroom. The property benefits from a fully fitted kitchen with ample worktop space along with an abundance of storage throughout. The light filled living room is a great space for a growing couple or a young family with views over the Oxford Road and the well maintained communal grounds. The apartment also benefits from a bathroom suite along with excess storage cupboards.

### Outside

Denham Lodge is tucked away off the Oxford Road behind electric gates, this apartment benefits from an allocated parking space and surrounding well maintained communal gardens.

### Location

Denham Lodge is a conveniently situated development 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.



### Schools:

St Mary's Catholic Primary School 0.5 miles  
Hermitage Primary School 0.6 miles  
Whitehall Infant & Junior School 0.8 miles



### Train:

Uxbridge 0.5 miles  
Hillingdon 1.5 miles  
Denham 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



THIRD FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		7.1	7.9

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.