

Knighton Way Lane

New Denham • Buckinghamshire • UB9 4EH

Guide Price: £520,000



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est 1986

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An extended and well-presented three bedroom semi detached house situated in a semi-rural location with views over fields. Knighton Way Lane is located in New Denham, but within walking distance of Uxbridge town centre with its numerous shopping and transport facilities. Features include a good size living room, a large kitchen/breakfast room plus utility room, off road parking and a large rear garden. Viewing is recommended.

Semi detached house

Extended to the rear

Three bedrooms

Double reception room

Large kitchen/breakfast room

Utility room

Modern bathroom

Off road parking

Good size rear garden with store

Semi-rural location

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

Knighton Way Lane is a sought after location with a semi rural feel, a short stroll from Uxbridge Town Centre. Uxbridge boasts 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

An extended three bedroom semi detached house situated in a semi-rural location overlooking fields. The property offers excellent size family accommodation that comprises a large living room, kitchen/breakfast room, utility room, cloakroom, three bedrooms and a modern bathroom.

Outside

To the front of the property is an area of single providing off road parking. A side gate leads to a large rear garden that is fully enclosed, mostly laid out lawn and with a good size store to the rear.

Sat Nav

UB9 4EH





Schools:

St Mary's Catholic Primary School 0.8 miles
Hermitage Primary School 0.9 miles
Denham Village School 1.1 miles



Train:

Uxbridge 0.9 miles
Denham 1.7 miles
Hillingdon 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

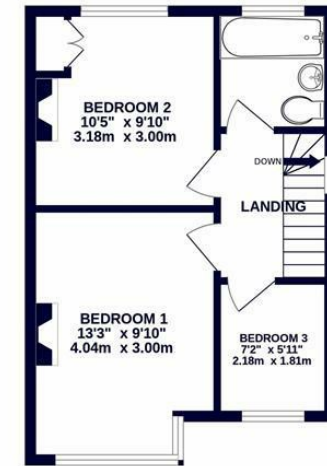
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



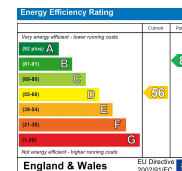
TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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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