

# Newtown Road

Denham • Buckinghamshire • UB9 4BE

Guide Price: £300,000



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est 1986



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Set in a convenient location in New Denham is this two double bedroom first floor maisonette. Uxbridge Station and Uxbridge town centre is nearby offering easy access into central London via the Central and Metropolitan / Piccadilly lines. The property is a few minutes drive from the A40 with it's access into London and the Home Counties.

First floor maisonette

Two double bedrooms

Private garden

Fitted kitchen

Walking distance to Uxbridge Station

No onward chain

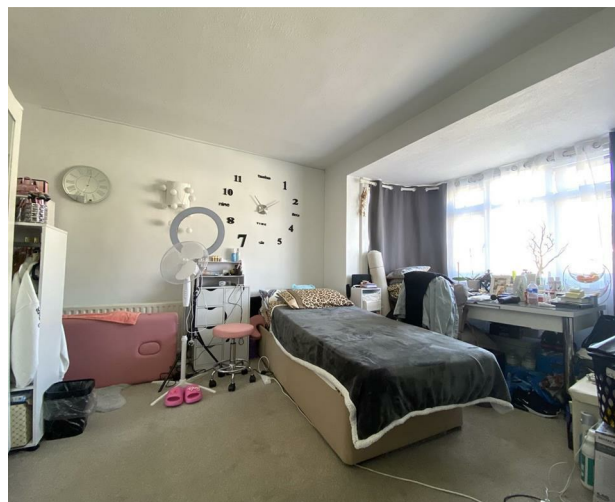
Gas central heating

Easy access to A40/M40

Highly regarded schools nearby

Council tax band C

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

Newtown Road is a popular residential road positioned just off the Oxford Road in New Denham. The property is set within a short stroll of Uxbridge town centre and it's wide range of amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

### Property

Offering spacious accommodation and light filled rooms throughout the accommodation presents a perfect opportunity to move straight into making it ideal for a first time buyer or investor. On immediately entering the home you walk up the stairs taking you to the hallway with doors leading to all the rooms. To the front there is the spacious living room and double bedroom. To the rear the property also offers the second generously proportioned double bedroom. The kitchen is also to the rear and overlooks the garden. Here you have ample worktop and storage space, and space for your kitchen appliances. To complete this property is the family bathroom suite.

### Outside

To the rear there is a private well maintained garden. There is on-street parking with the property.



### Schools:

Hermitage Primary School 1.2 miles  
Whitehall Junior School 1 mile  
Vyners School 2.2 miles



### Train:

Uxbridge Station 0.7 miles  
Hillingdon Station 1.7 miles  
Denham Station 1.9 miles



### Car:

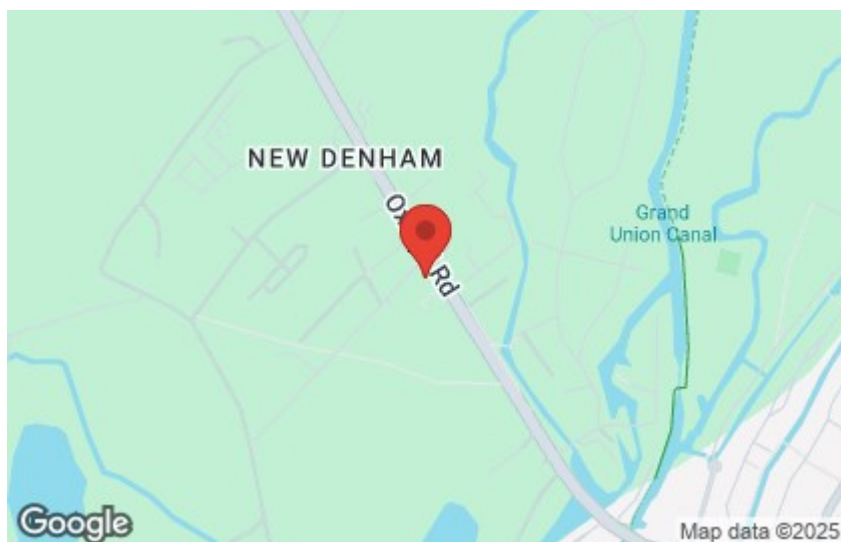
M4, A40, M25, M40



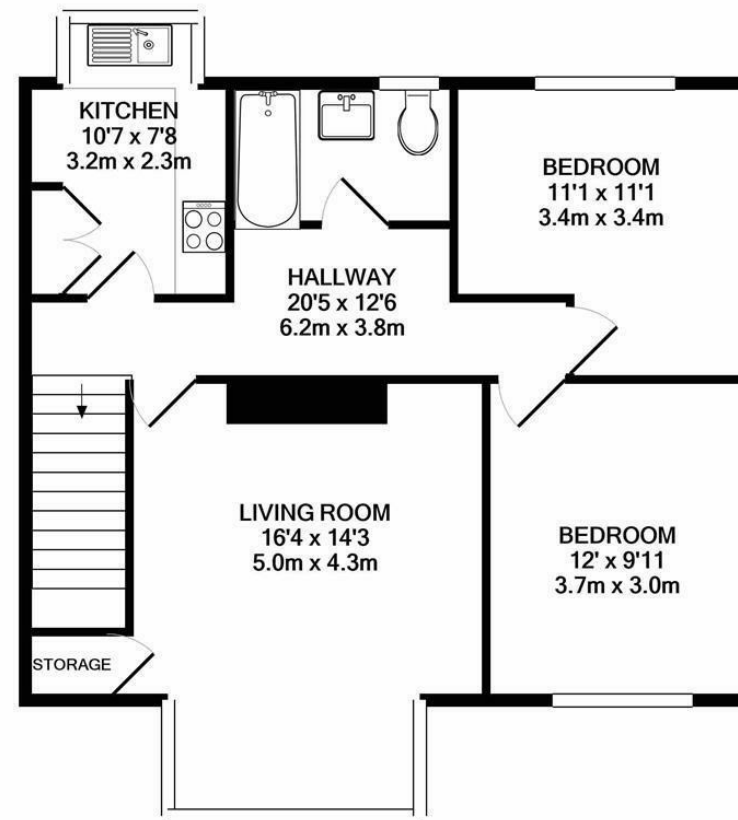
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 29 SQ.FT.  
(2.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 673 SQ.FT.  
(62.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 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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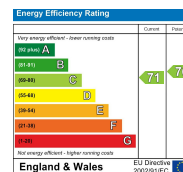
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