

Kings Mill Way

Denham • Buckinghamshire • UB9 4BS

Guide Price: £525,000



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Offered to the market is this striking two bedroom two bathroom apartment in the private, ever-popular Kings Mill Way spanning one thousand SQFT. This property offers a real turnkey experience offering conveniences for commuters whilst being in close proximity to Uxbridge town centre whilst being a tucked away tranquil setting. This particular home offers views over the water and comprises of two bedrooms both with en-suite bathrooms, a separate cloakroom, a large open plan kitchen living area and a fantastic private outdoor terrace area for the summer months.

Luxury apartment

Two en-suite bedrooms

1038 SQFT

Second floor

Fantastic views

Immaculate condition throughout

Concierge on site

Allocated parking

Walking distance to nearby transport links

Easy access to A40 / M25 / Heathrow

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 beautiful residence in the private, ever popular Kings Mill Way development really allows a lock up and go lifestyle. The property is situated on the second floor of The Old Mill building which has lift access to all floors. Upon entering the property you are welcomed by a large entrance hallway with ample storage and a separate cloakroom. The right hand side consists of a fantastic master bedroom spanning 16 ft by 15 ft and boasts the luxury of a dressing area with in built wardrobes along with an en-suite bathroom. The sizable second bedroom again has the luxury of an en-suite shower room both with views over the waterfront. The real wow factor is to the left hand side which is the large open plan Kitchen / living / dining area. The kitchen itself is well equipped with integrated appliances and an abundance of storage and worktop space throughout including under lighting. The living and dining area allows for versatile usage for a growing family or downsizers alike and has direct access via the bi-fold doors to the private terrace area making it a fantastic entertaining space all year round.

Outside

Kings Mill Way benefits from the onsite concierge daily which can be found just after the secure gates to enter the development. This particular property also benefits from one allocated parking space. Within the property you have a fantastically designed private terrace area. This is accessed just via the open plan kitchen via bi-fold doors leading onto the over 160 sqft terrace overlooking the waterfront and the considerable local wildlife. It boasts a large awning providing shade throughout the summer months whilst still allowing you to enjoy the terrace all year round.

Location

Kings Mill Way is conveniently 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, as are Hillingdon Hospital, Brunel University, Stockley Park, a well connected bus station and Heathrow. The area is served by a number of well-regarded primary and secondary schools including grammar schools in Buckinghamshire. There are pleasant country walks within close proximity including Denham Country Park and long walks along the Grand Union Canal which can be directly accessed from the development.



Schools:

Hermitage Primary School 0.5 miles
 St Mary's Catholic Primary School 0.6 miles
 Vyners School 1.1 miles



Train:

Uxbridge 0.5 miles
 Hillingdon 1.5 miles
 Ickenham 1.9 miles



Car:

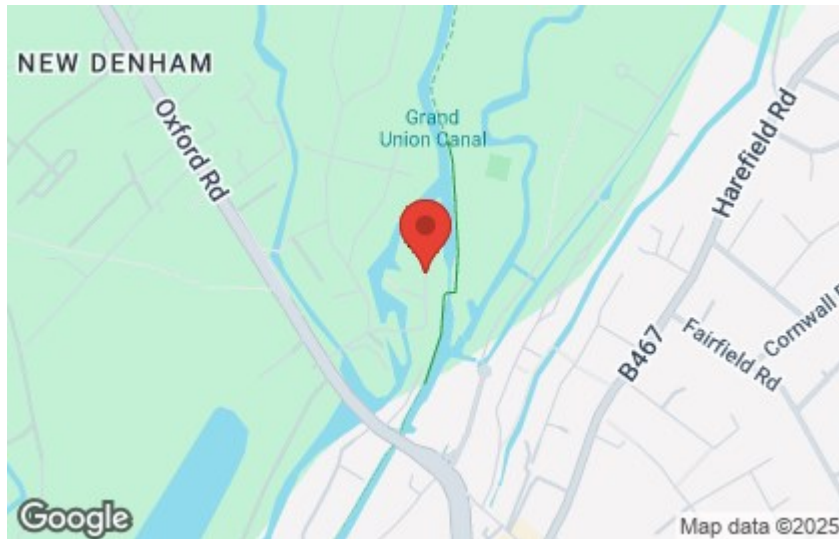
M4, A40, M25, M40



Council Tax Band:

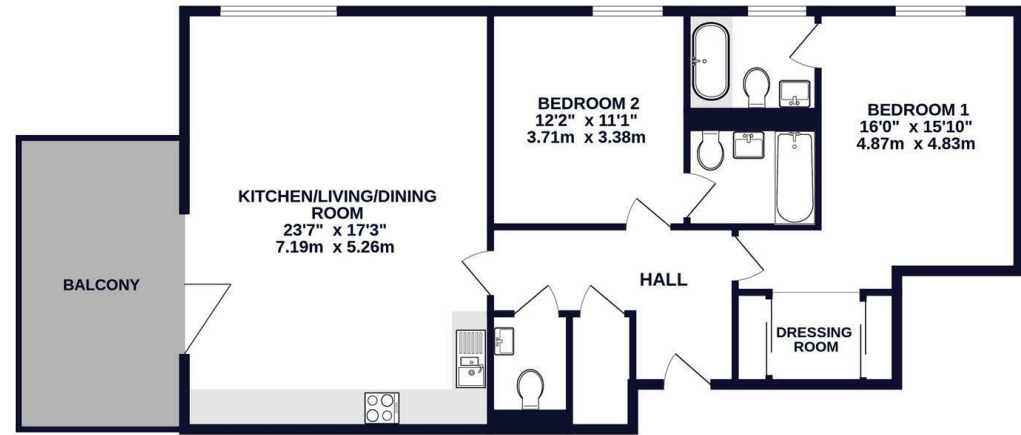
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(Distances are straight line measurements from centre of postcode)



2ND FLOOR

1038 sq.ft. (96.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.