



Willow Crescent East, Denham UB9 4AR

Guide Price £780,000









- Detached Bungalow
- No Upper Chain
- Off Street Parking
- Double Glazing
- EPC Rating D

- Two/ Three Bedrooms
- In Need Of Modernisation
- Potential To Extend (stpp)
- Gas Centreal Heating
- Preferred Canal Side location



Willow Crescent East, Denham UB9 4AR



Guide Price £780,000

A spacious two/three double bedroom detached bungalow offered to the market with no upper chain. Situated on the preferred canal side of Willow Crescent East in New Denham with potential for extension subject to the necessary planning conditions.

The property briefly comprises; entrance hallway with doors leading to a 28ft living room, kitchen with wall & base units, conservatory, two double bedrooms, dining room which could be used as a third bedroom and family bathroom. There is also internal access to the garage with up and over door to the front. To the rear of the property is a large garden which is mostly laid to lawn with patio area and access to shed. To the front there is off street parking provided.

Willow Crescent East forms part of the popular Willow Bank village that is situated off the Oxford Road on the outskirts of Uxbridge Town Centre. Uxbridge is a busy town that includes two main shopping centres, local shops, bus terminus and underground station (Piccadilly and Metropolitan Lines). Good road links serve the area with easy access onto the A40 and M40 as well as the M25 London Orbital Motorway.

Guide Price: £780,000 Tenure: Freehold

Local Authority: South Buckinghamshire

Council Tax Band: F

Internet Speed: Download - (up to) Superfast 55 Mbps

Upload - (up to)10 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Limited

02 - Likely

Vodafone - Limted

Data

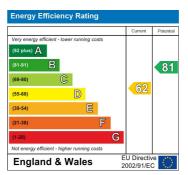
EE - Limited

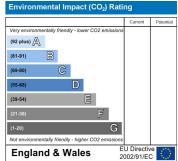
Three - Limited

02 - Liklev

Vodafone - Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at https://checker.ofcom.org.uk







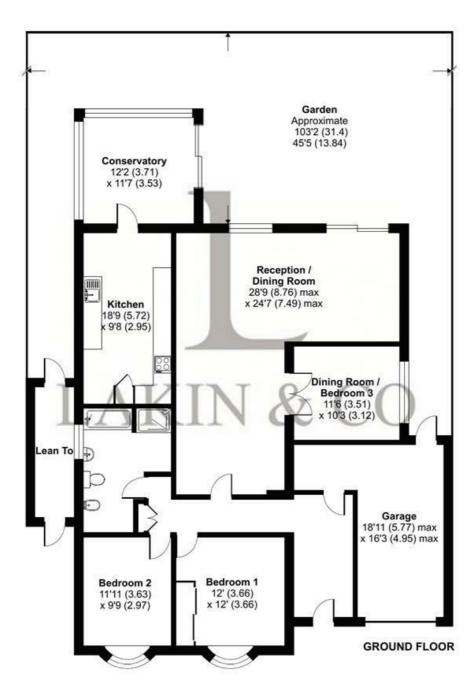
Guide Price £780,000

Willow Crescent East, Denham, Uxbridge, UB9



Approximate Area = 1783 sq ft / 165.6 sq m (includes garage & excludes lean to)

For identification only - Not to scale



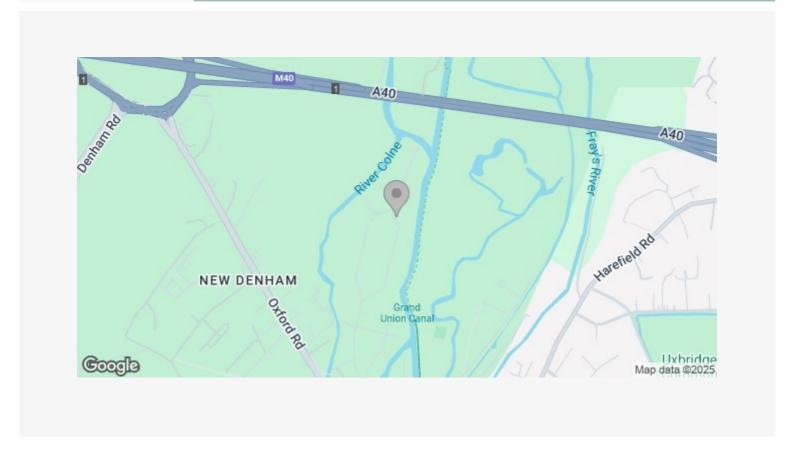
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lakin & Co. REF: 1227179

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Willow Crescent East, Denham UB9 4AR

Guide Price £780,000













LAKIN & CO - YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

