



- Four bedrooms
- En suite to master
- Extended
- South Buckinghamshire School catchment

8 Newtown Road, Denham, Uxbridge, UB9 4BE

Guide Price £625,000

Andrews Residential are delighted to present this immaculate and extended four bedroom two bathroom semi-detached family home. The property features modern interiors and versatile accommodation across three floors. Situated in a prime location, it is just minutes from Uxbridge town centre and within the South Buckinghamshire School catchment area.



Property Description

LOCATION

Newtown Road is a popular no through road just off the Oxford Road in New Denham benefiting from South Buckinghamshire's school catchment. The property is positioned a short stroll away from Uxbridge Town Centre and all its 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.

THE PROPERTY

This stunning family home has been stylishly updated and extended, offering a spacious and modern living area across three floors. The entrance hall provides access to the first floor, a lounge, a dining room/reception area, a downstairs WC, and an extended kitchen/breakfast room with patio doors leading to the garden. On the first floor, there are three generously sized bedrooms and a contemporary family bathroom. The second floor features a master bedroom with an ensuite bathroom.

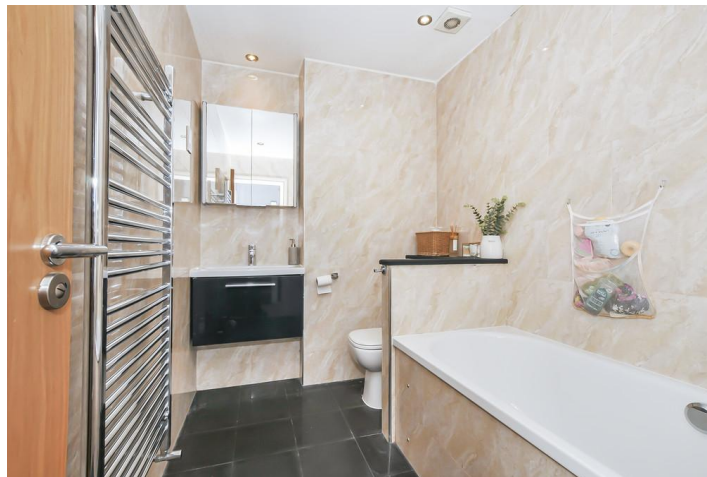
OUTSIDE

To the front of the property there is off street parking. To the rear there is a lovely sunny aspect garden which has patio and lawn.

DETAILS OF SALE

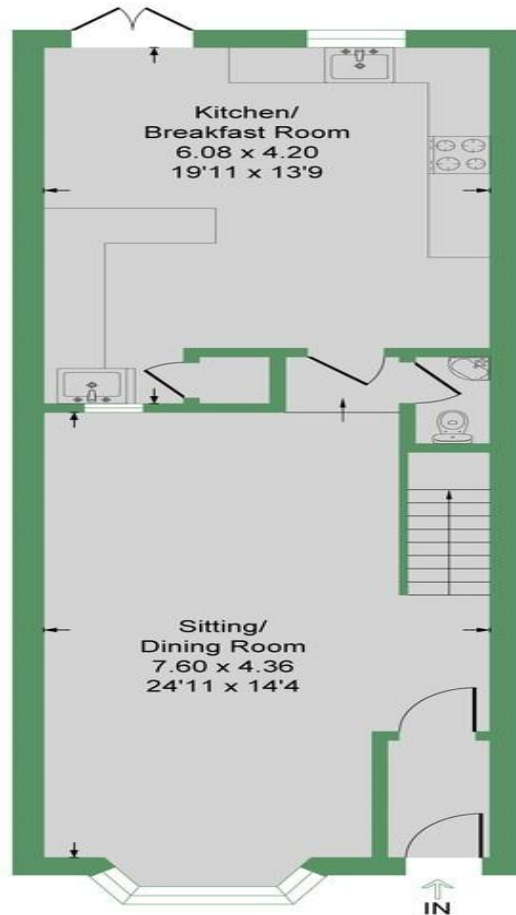
Freehold
South Buckinghamshire
EPC Rating - C
Council tax band - D
Sole agents



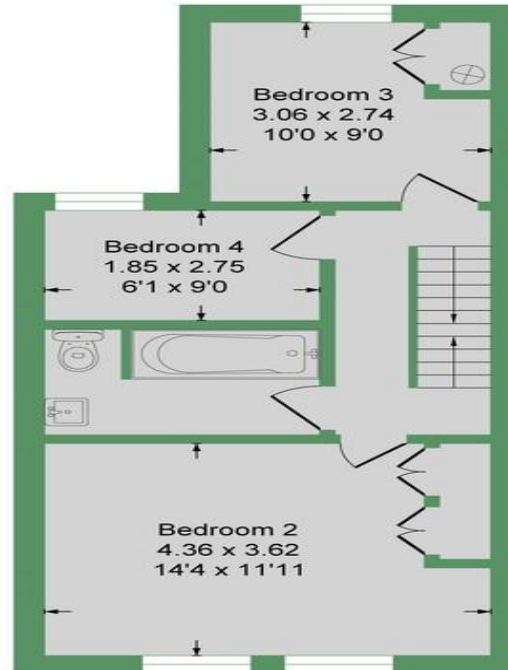


Newtown Road

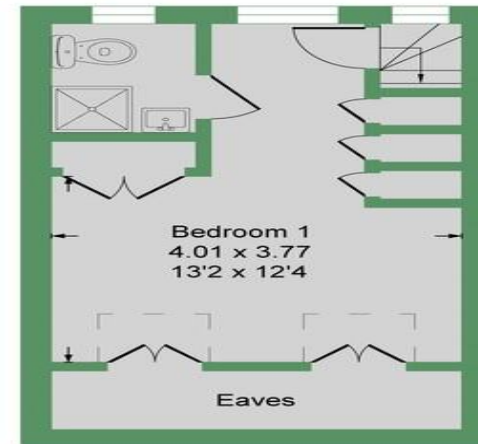
Approximate Gross Internal Floor Area = 126.2 sq m / 1359 sq ft



Ground Floor
Approximate Floor Area
658.11 sq. ft
(61.14 sq.m)



First Floor
Approximate Floor Area
41.93 sq. ft
(451.34 sq.m)



Second Floor
Approximate Floor Area
23.17 sq. ft
(23.17 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office
11 Crescent Parade
Hillingdon
UB10 0LG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements