



- Three bedroom semi detached family home
- 42 Tilehouse Way, Denham, Uxbridge, UB9 5JB**

**Guide Price £600,000**

- Extended at the rear
- Garage access via own drive
- Potential to extend STTP

Andrews Residential are excited to bring to the market this spacious three-bedroom extended semi-detached family home, complete with its own garage and drive. The property is presented to the market in good order and offers the new owner a blank canvas to extend and modernise. Boasting nearly 1,400 sq ft of accommodation, internal viewings are strongly recommended to avoid disappointment.





## Property Description

### PROPERTY

The accommodation briefly comprises a 15ft reception room, a 19ft dining room, and a 19ft fitted kitchen with doors leading to the rear garden. On the first floor, there are three bedrooms and a family shower room, as well as access to the loft, which could be converted subject to the usual consents.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles. Plus, access to the garage, which has the potential to be converted subject to the usual consents. To the rear there is a sunny aspect garden which has paved patio, lawn area and access to the garage.

### LOCATION

Tilehouse way is well positioned close to local shops, leisure facilities, a health club, and the mainline railway station (London Marylebone approx. 25 minutes), as well as the historic Denham Village- well known for its character and abundance of local pubs and restaurants. Denham Green is a popular and sought-after residential area, within reach of neighbouring towns such as Gerrards Cross and Uxbridge. It also offers convenient access to the M25, M40 and M4 road networks, London airports, and falls within the catchment area for many favoured schools.

### TENURE

Freehold Sale

Council tax band: E

EPC rating:

Square footage:



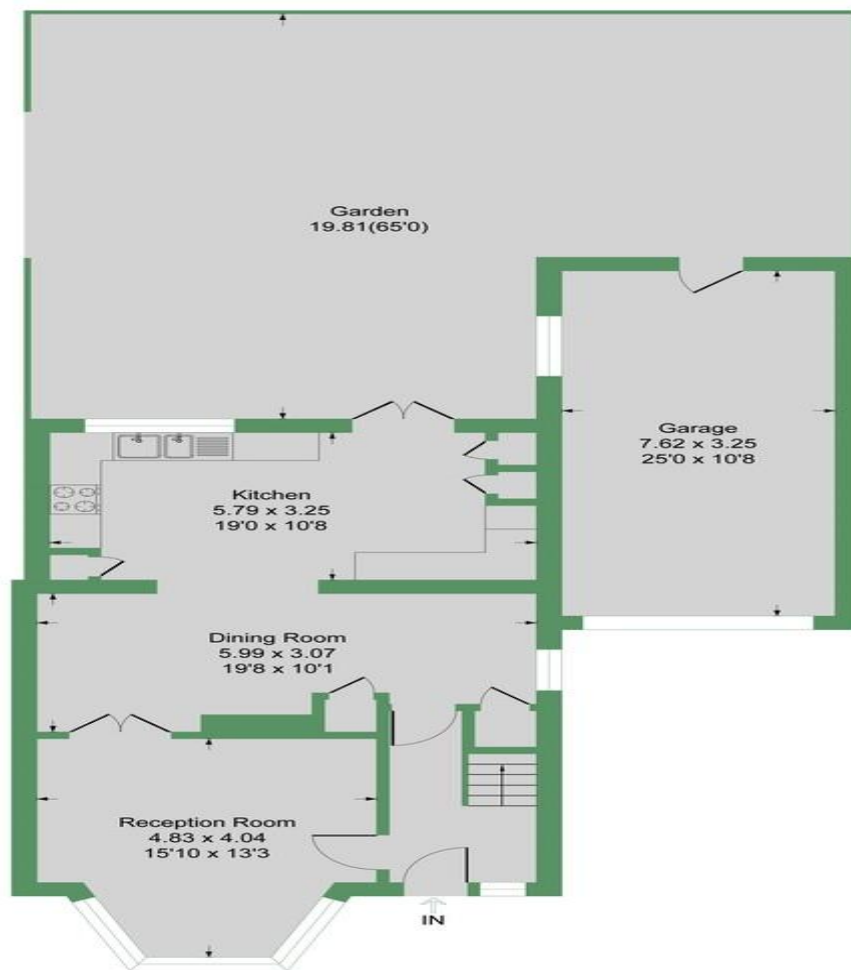




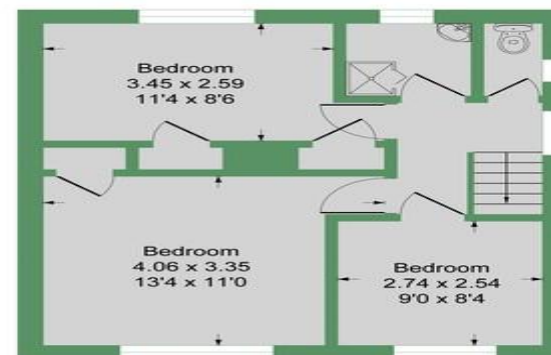


## Tilehouse Way UB9

Approximate Gross Internal Floor Area = 129.2 sq m / 1391 sq ft



Ground Floor  
Approximate Floor Area  
936.03 sq.ft  
(86.96 sq.m)



First Floor  
Approximate Floor Area  
455.00 sq.ft  
(42.27 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

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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