



Willow Crescent West, Denham, Uxbridge, UB9 4AU

- Detached family home
- Sought after location
- Stunning kitchen/dining room
- Newly fitted luxurious bathrooms
- Four/five bedrooms
- Off street parking
- Attractive rear garden
- Ground floor WC

Asking Price £1,150,000



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Description

This individual property offers superb, versatile accommodation creating a fantastic family home placed in a tranquil setting and with a beautifully landscaped garden, there are 4/5 bedrooms two bathrooms and a luxurious kitchen/breakfast room.

Accommodation

The accommodation on offer briefly comprises, large entrance hall with stairs to the first floor, and built in storage, the living room overlooks and opens onto the rear garden and double pocket doors open in to the stunning kitchen dining room that has tiled flooring with underfloor heating with the kitchen area is fitted with a very good range of storage units and drawers, there are a range of integrated appliances to include a dishwasher, washing machine, tumble dryer, freezer, fridge, oven, microwave and wine cooler, there are ample stone work surfaces that incorporates a breakfast bar with an inset sink and inset induction hob with internal extraction, there is a door to the side and double glazed windows to the front side and rear, the study is currently utilised as a home gym but offers an ideal work from home space or ground floor bedroom, the play room has built in storage and access to the rear garden and could be utilised for a variety of purposes.

To the first floor the landing gives access to the four well proportioned bedrooms and the luxurious shower room, the superb principal bedroom has ample built in wardrobes and a dressing room with a newly fitted en-suite bathroom which includes a bath tub with shower, vanity wash basin and WC.

Outside

There is a very attractive and well maintained rear garden stocked with a variety of mature shrubs and trees, a large area of lawn and a paved patio area.

To the front a paved driveway provides off street parking and there is an area of lawned garden with flower and shrub borders.

Situation

Positioned in the most sought after location within close proximity of Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Well regarded schools are within close proximity. There are a variety of leisure facilities within close proximity including Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

Terms and notification of sale

Tenure: Freehold

Local Authority: South Bucks

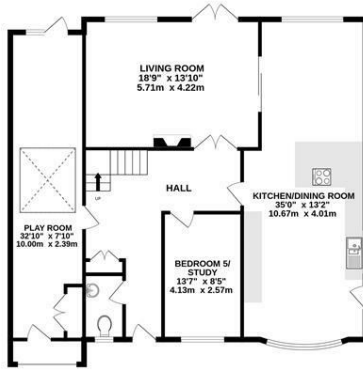
Council Tax Band: G

EPC Rating: D

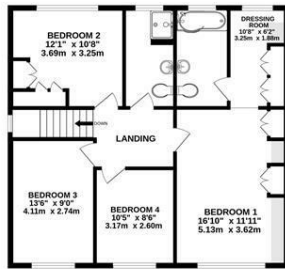
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 2111 sq.ft. (196.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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