

Willow Avenue

Denham • Buckinghamshire • UB9 4AF

Guide Price: £695,000



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est 1986

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Set on Willow Avenue, just a short stroll from Uxbridge town centre is this unique five bedroom detached period cottage which enjoys a substantial plot with charming character. This attractive home benefits from a versatile floorplan with three good sized reception rooms, five generously proportioned bedrooms, three bathrooms and a stylish kitchen. Tucked away in a peaceful location overlooking the Grand Union Canal, this home would suit buyers looking for the convenience of being close to the town centre but also enjoying a tranquil setting.

Five bedrooms

Detached characteristic property

Multiple spacious reception rooms

Three bathrooms

Modern fitted kitchen

Grand Union Canal views

Off street secure parking

No onward chain

Secluded garden

Walking distance to Uxbridge town centre

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.





Situation

Willow Avenue is 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 along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

Description

This characteristic property briefly comprises, entrance porch, two front aspect reception rooms with a central staircase and traditional log burner fireplaces in both rooms. Towards the rear you can find the modern fitted kitchen with a range of storage units and drawers, wooden work surfaces, electric oven with electric hob above and extractor fan with space for white goods. From the kitchen there is a large 24ft reception/diner that overlooks and opens onto the rear garden. Finishing downstairs there is a ground floor double bedroom with an en-suite shower room, the property benefits travertine flooring throughout the ground floor. To the first floor there is a bifurcated staircase which leads left and right, there are four generously proportioned bedrooms, bedroom one benefitting an en-suite bathroom and then completing upstairs is the modern family bathroom.

Outside

The property is surrounded by a private garden area benefitting a well maintained lawn, mature shrubs and trees. There is a paved area providing off street parking behind gates. To the front of the cottage are fantastic views looking over Grand Union Canal.



Schools:

Hermitage Primary School 0.5 miles
St Mary's Catholic Primary School 0.6 miles
Vyners School 1.0 miles



Train:

Uxbridge 0.6 miles
Hillingdon 1.5 miles
Ickenham 1.9 miles



Car:

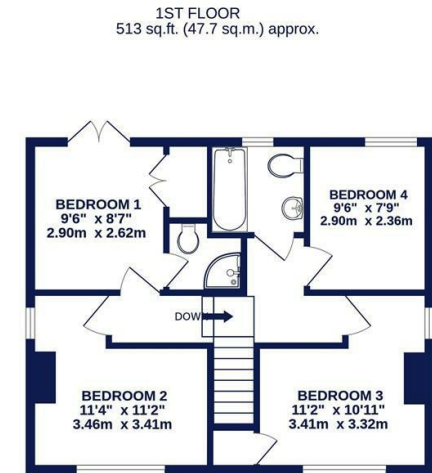
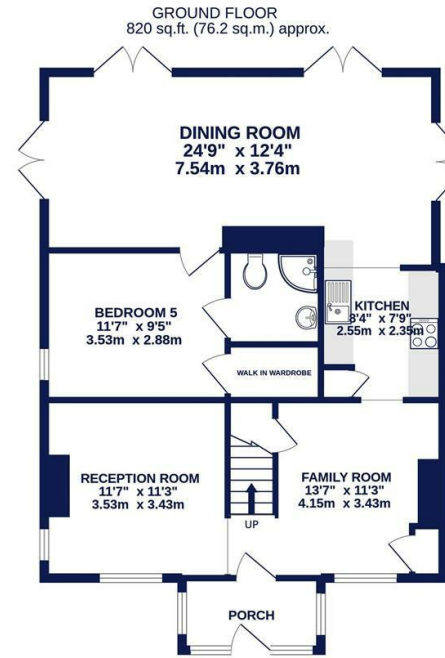
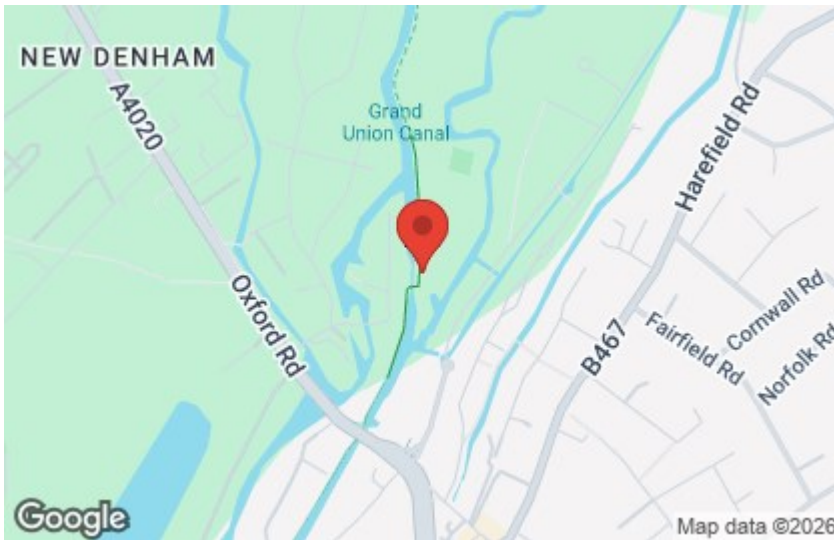
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		4.31	6.7

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.