

Willow Crescent East

Denham • Buckinghamshire • UB9 4AR

Guide Price: £620,000



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This two double bedroom bungalow offers great potential and scope for extension (STPP) presenting an unmissable opportunity on the desirable Willowbank. Comprising, spacious living room, dining room, conservatory, a fitted kitchen, family bathroom, an immaculate rear garden, driveway and detached garage. This property is the perfect choice with it being conveniently located within walking distance to Uxbridge town centre with its excellent shopping facilities and transport links. There is also excellent potential to further enhance.

Detached bungalow

Two double bedrooms

Dining room / third bedroom

Secluded rear garden with access to gated walkway

Spacious Driveway

Excellent plot to extend (STPP)

Detached garage

Sought - after 'Willowbank'

Beautiful views of Grand Union Canal- private mooring

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.





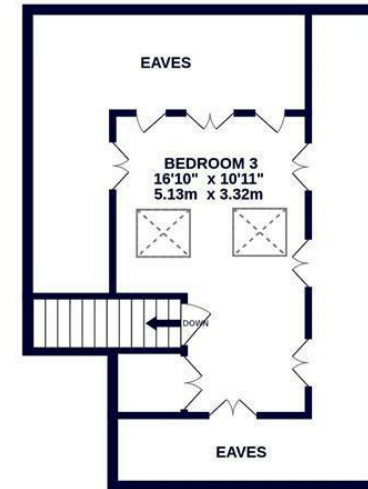
OUTBUILDING
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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	
Very energy efficient - lower running costs	More energy efficient - lower running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Not energy efficient - higher running costs	

Current Rating: **B5**

England & Wales
EPC Directive 2002/91/EC

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.