

# Kings Mill Way

Denham • Buckinghamshire • UB9 4BT  
Guide Price: £750,000



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Luxury living on the exclusive Kings Island development within a few minutes walk of the Metropolitan/Piccadilly lines at Uxbridge Station. High specification, impressive and spacious four bedroom canal-side contemporary home, on a private gated island with concierge.

Approaching 2,000 sq.ft. Offering versatile accommodation over four floors. Rear garden, plus a beautiful terrace off the master bedroom suite with views across the canal and to the marina at the rear, and also across to the millpond at the front. A double height ceiling and oversized bath in the four piece Master Suite provides an extra sense of luxury.

Stunning four bedroom Townhouse

Secure gated development

Sleek open plan kitchen/diner

Luxurious Master Bedroom with a grand En-suite

Close proximity to the town centre

On site concierge

Three contemporary bathrooms and ground floor W/C

Large terrace

Arranged over three floors

Off street parking via own driveway

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.





#### Location

Uxbridge town centre is just a short walk away, providing a variety of shopping, dining, and entertainment options, along with access to the Metropolitan and Piccadilly Underground lines. Major roadways, including the A40, M40, and M25, are easily accessible, facilitating convenient travel to London and the surrounding regions. Residents benefit from proximity to reputable schools, such as Hermitage Primary School, Vyners School, Uxbridge High School. Additionally, the area is well served by local amenities, including supermarkets like Tesco and Marks & Spencer, all within a half-mile radius and the Intu Uxbridge/ Pavilion Shopping Centres. This private, gated community, established by Weston Homes in 2013, offers a tranquil residential setting with scenic views of the River Colne and the Grand Union Canal.

#### Property

The entrance hallway leads to a stylish open plan kitchen/lounge/dining area perfect for entertaining or family gatherings. The high specification kitchen features a central island, high end integrated appliances including, two Electrolux Fridge/Freezers, washing machine, dryer, Smeg electric oven, ceramic hob, Smeg microwave oven, Baumatic wine storage unit. There is a convenient utility room to the rear, a WC and underfloor heating throughout the ground floor. To the first floor there are three well proportioned bedrooms, including a large double room enjoying a sleek en-suite bathroom. Bedrooms three and four are also positioned on the floor offering a great bedroom space. Finishing this floor is the main family bathroom. The entire top floor is dedicated to a luxurious principal suite (17'2" x 13'1"), featuring a large en suite bathroom, walk in shower, built in wardrobes and exclusive access to a private roof terrace offering scenic views over the Grand Union Canal.

#### Outside

To the front there is a driveway providing parking for two vehicles. To the rear there is a private well maintained rear garden overlooking the canal.



### Schools:

Hermitage Primary School 1.0 mile  
 St Mary's Catholic Primary School 0.6 miles  
 Whitehall Infant School 0.8 miles



### Train:

Uxbridge Station 0.5 miles  
 Hillingdon Station 1.5 miles  
 Ickenham Station 2.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



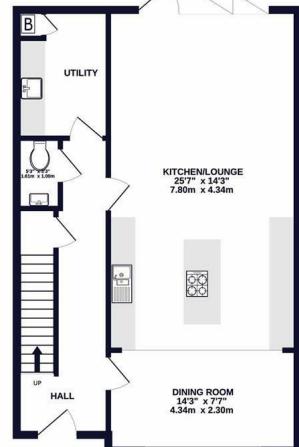
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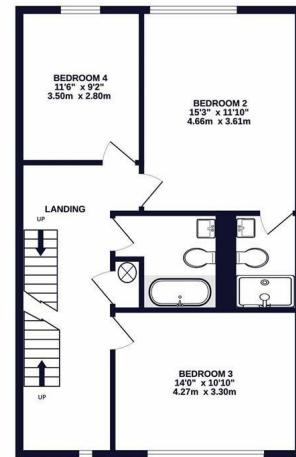
1 Vine Street, Uxbridge,  
 Middlesex, UB8 1QE  
 us@coopersresidential.co.uk

[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

GROUND FLOOR  
 692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
 666 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR  
 467 sq.ft. (43.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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 equipment 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	Potential
Very energy efficient - lower running costs			
20+ A+	A+	80	86
20-40 B	B		
20-40 C	C		
20-40 D	D		
20-40 E	E		
20-40 F	F		
20-40 G	G		
All energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

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.