

Denecroft Crescent

Uxbridge • Middlesex • UB10 9HU
Offers In Excess Of: £500,000



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est 1986

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A three bedroom end of terrace house situated on Denecroft Crescent. A popular road situated on the sought after Oak farm estate in Hillingdon which provides easy access to highly regarded primary schools, shops, bus links, the A40 and Hillingdon Tube station. Uxbridge town centre with its wide range of shopping facilities is just a short drive away. The property comprises 14ft living room, 12ft dining room and 8ft kitchen. To the first floor you will find the 14ft main bedroom with fitted wardrobes, 12ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking and a south east facing private rear garden mainly laid to lawn with a small patio area across the back of the house.

Three bedroom house

End of terrace

Oak farm

Sought after location

Great transport links

Potential to extend (S.T.P)

14ft living room

14ft main bedroom with fitted wardrobes

Off street parking

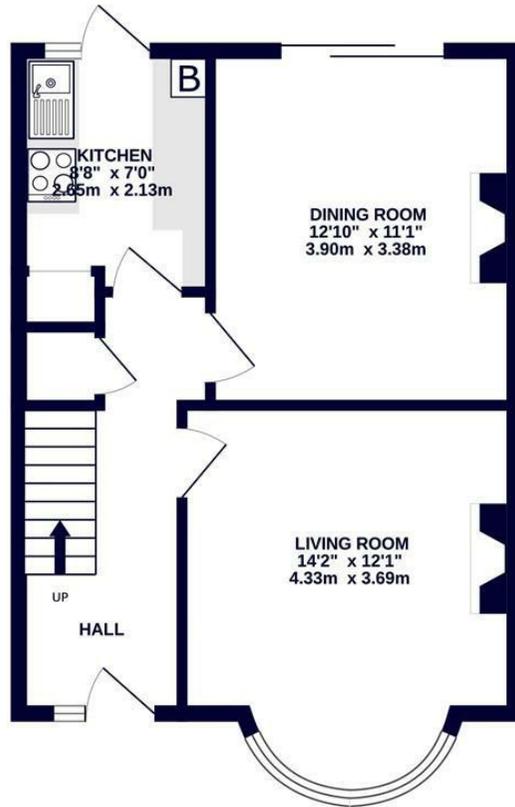
South east facing private rear garden

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.

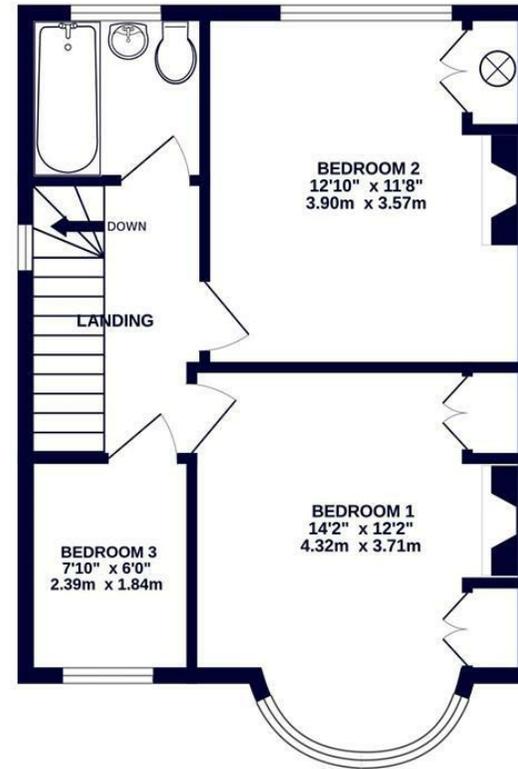




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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	
Energy efficient - lower running costs	Costs
Very energy efficient - lowest running costs	
Energy efficient - low running costs	
Decent energy efficiency - lower running costs	
Decent energy efficiency - lower running costs	
Decent energy efficiency - lower running costs	
Not energy efficient - higher running costs	
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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.