

## 46 Benbow Waye, Uxbridge, UB8 2EY

**SIGNIFICANT RE-DEVELOPMENT OPPORTUNITY STPP !!!**  
**SECLUDED AND GATED CANAL SIDE LAND PLOT WITH LAWFUL CERTIFICATE AND PLANNING FOR PERMITTED DEVELOPMENT.**  
**COWLY CONSERVATION AREA.**  
**LARGE PLOT OF LAND WITH RECENTLY CONSTRUCTED 4 BEDROOM DETACHED BUNGALOW + DETACHED RESIDENTIAL OUTBUILDING WITH MUCH POTENTIAL.**  
**ADJOINING PLOT AVAILABLE BY SEPARATE TRANSACTION.**  
**CALL NOW FOR FULL DETAILS!**

**Guide Price £1,150,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

**254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ**

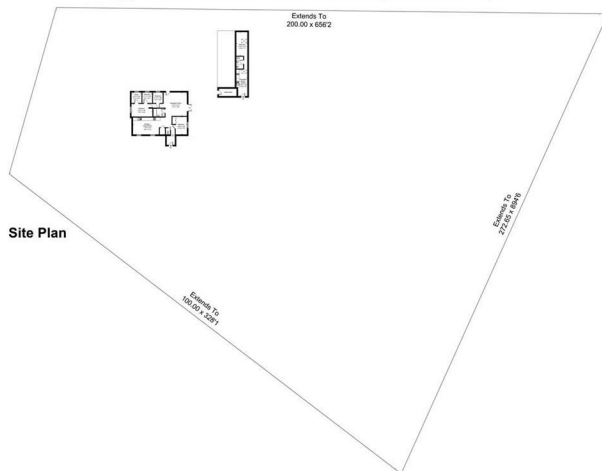
**Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)**



**Green Apple House 46 Benbow Way, Uxbridge, UB8 2EY**



Approximate Gross Internal Area = 98.63 sq m / 1062 sq ft  
 Outbuilding = 34.80 sq m / 375 sq ft  
 Total = 133.43 sq m / 1437 sq ft  
 Approximate Total Plot Area = 4191.50 sq m / 45116.91 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
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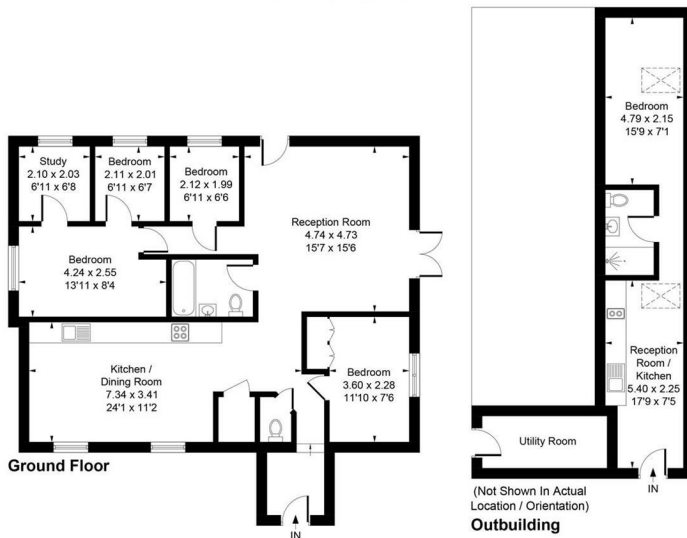




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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>57</b></p>	<p><b>66</b></p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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