



HILTONS ESTATES

Knighton Way Lane

Denham, Uxbridge, UB9 4EG

Offers In Region Of £800,000

EPC Rating '54'

- Planning permission for two storey conversion
- Generous living area
- Well appointed kitchen
- Large rear garden

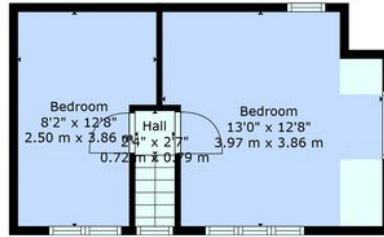




Property Description

PLANNING PERMISSION GRANTED to transform this four-bedroom two bathroom bungalow on the desirable Knighton Way Lane into a spacious two-storey house. The property offers a generous living area, well appointed kitchen, and four comfortable bedrooms, including a master with en suite. A standout feature is the large rear garden, perfect for outdoor entertaining, alongside a versatile outbuilding ideal as a home office, gym, or studio. Situated in a sought-after location with excellent local amenities and transport links, this home offers both immediate comfort and exciting future potential.





Floor 2



Floor 1



TOTAL: 1191 sq. ft, 110 m2
 FLOOR 1: 940 sq. ft, 87 m2, FLOOR 2: 251 sq. ft, 23 m2
 EXCLUDED AREAS: ROOM: 79 sq. ft, 7 m2, FIREPLACE: 6 sq. ft, 1 m2, LOW CEILING: 15 sq. ft, 1 m2
 WALLS: 106 sq. ft, 11 m2

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

243 The Broadway
 Southall
 Middlesex
 UB1 1NF

www.hiltons-estates.com
Rajneev@hiltons-estates.com
 02085 741 999

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements