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Willow Crescent East, Denham, UB9 4AR
£1,050,000

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- Five Bedrooms
- Picturesque Waterside Position
- Garage Via Own Driveway
- Three En Suite Bathrooms
- 20ft Open Plan Kitchen Breakfast Room
- Four Bathrooms
- 3000 Sq Ft (approx)
- Free Mooring Rights.
- "No Chain"
- Sought-after "Willowbank" Location

Description

The spacious living space is set over two well appointed floors with many improvements and alterations to provide accommodation that comprises of, a large entrance hallway, 29 ft living room, stunning 21ft kitchen breakfast room the utility room is off the kitchen, The orangery provides beautiful views over the rear gardens. Further on the ground floor there are two double bedrooms to the front aspect and a family bathroom.

The first floor enjoys three double bedrooms all with en suite bathrooms, the 27ft master suite also benefits from built in wardrobes.

Outside

To the front there is a large driveway and direct access to the garage. The stunning rear garden is approx 80ft with patio and lawn area with direct access to Grand Union Canal

Situation

Willow Crescent East is situated off the Oxford Road on the Willow Bank Village, within easy reach of local shops, schools, Fasnidge Park, Uxbridge College and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars. The train line from Uxbridge has the Metropolitan / Piccadilly lines. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Well regarded schools are within close proximity. There are a variety of leisure facilities within close proximity including Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.



37 Willow Crescent East

Approximate Gross Internal Floor Area = 278.4 sq m / 2998 sq ft

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The floor plan is divided into two main sections: the Ground Floor on the left and the First Floor on the right. The Ground Floor includes a Kitchen/Dining Room (6.63 x 4.65 / 21'9 x 15'3), an Orangery (5.17 x 4.58 / 17'0 x 15'0), a Utility (3.40 x 2.95 / 11'2 x 9'8), a Sitting Room (8.86 x 4.93 / 29'1 x 16'2), a Garage (5.38 x 2.98 / 17'8 x 9'9), and three bedrooms (Bedroom 5: 3.51 x 3.08 / 11'6 x 10'1, Bedroom 4: 3.54 x 3.51 / 11'7 x 11'6, and Bedroom 3: 5.53 x 2.70 / 18'2 x 13'5). The First Floor includes Bedroom 2 (5.02 x 4.14 / 16'6 x 13'7), Bedroom 1 (8.30 x 4.14 / 27'3 x 13'7), and a central staircase. An 'IN' arrow points to the entrance of the Ground Floor.

Ground Floor
Approximate Floor Area
1966.35 sq. ft
(182.68 sq.m)

First Floor
Approximate Floor Area
1031.19 sq. ft
(95.80 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.

A map of the area around W Denham, showing the River Colne, Grand Union Canal, and roads A40, A4020, and Oxford Rd. A green pin marks a location on the River Colne. The map is credited to Google and has a copyright notice for 2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	80	85	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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