



- Detached Bungalow
- No Upper Chain
- Off Street Parking
- Double Glazing
- EPC Rating D

- Two/ Three Bedrooms
- In Need Of Modernisation
- Potential To Extend (stpp)
- Gas Central Heating
- Preferred Canal Side location

A spacious two/three double bedroom detached bungalow offered to the market with no upper chain. Situated on the preferred canal side of Willow Crescent East in New Denham with potential for extension subject to the necessary planning conditions.

The property briefly comprises; entrance hallway with doors leading to a 28ft living room, kitchen with wall & base units, conservatory, two double bedrooms, dining room which could be used as a third bedroom and family bathroom. There is also internal access to the garage with up and over door to the front. To the rear of the property is a large garden which is mostly laid to lawn with patio area and access to shed. To the front there is off street parking provided.

Willow Crescent East forms part of the popular Willow Bank village that is situated off the Oxford Road on the outskirts of Uxbridge Town Centre. Uxbridge is a busy town that includes two main shopping centres, local shops, bus terminus and underground station (Piccadilly and Metropolitan Lines). Good road links serve the area with easy access onto the A40 and M40 as well as the M25 London Orbital Motorway.

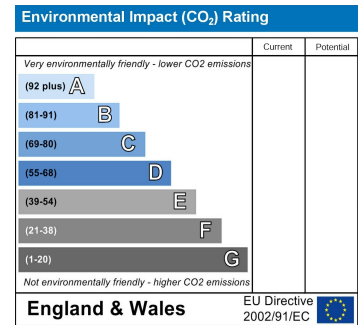
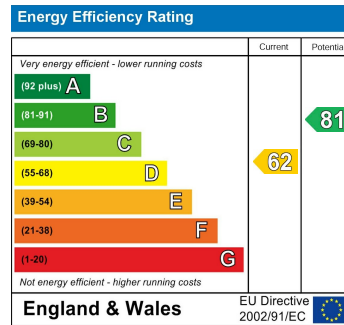
Guide Price: £800,000
 Tenure: Freehold
 Local Authority: South Buckinghamshire
 Council Tax Band: F

Internet Speed: Download - (up to) Superfast 55 Mbps
 Upload - (up to)10 Mbps

Mobile Coverage (Indoor):
 Voice
 EE - Limited
 Three - Limited
 O2 - Likely
 Vodafone - Limited

Data
 EE - Limited
 Three - Limited
 O2 - Likely
 Vodafone - Limited

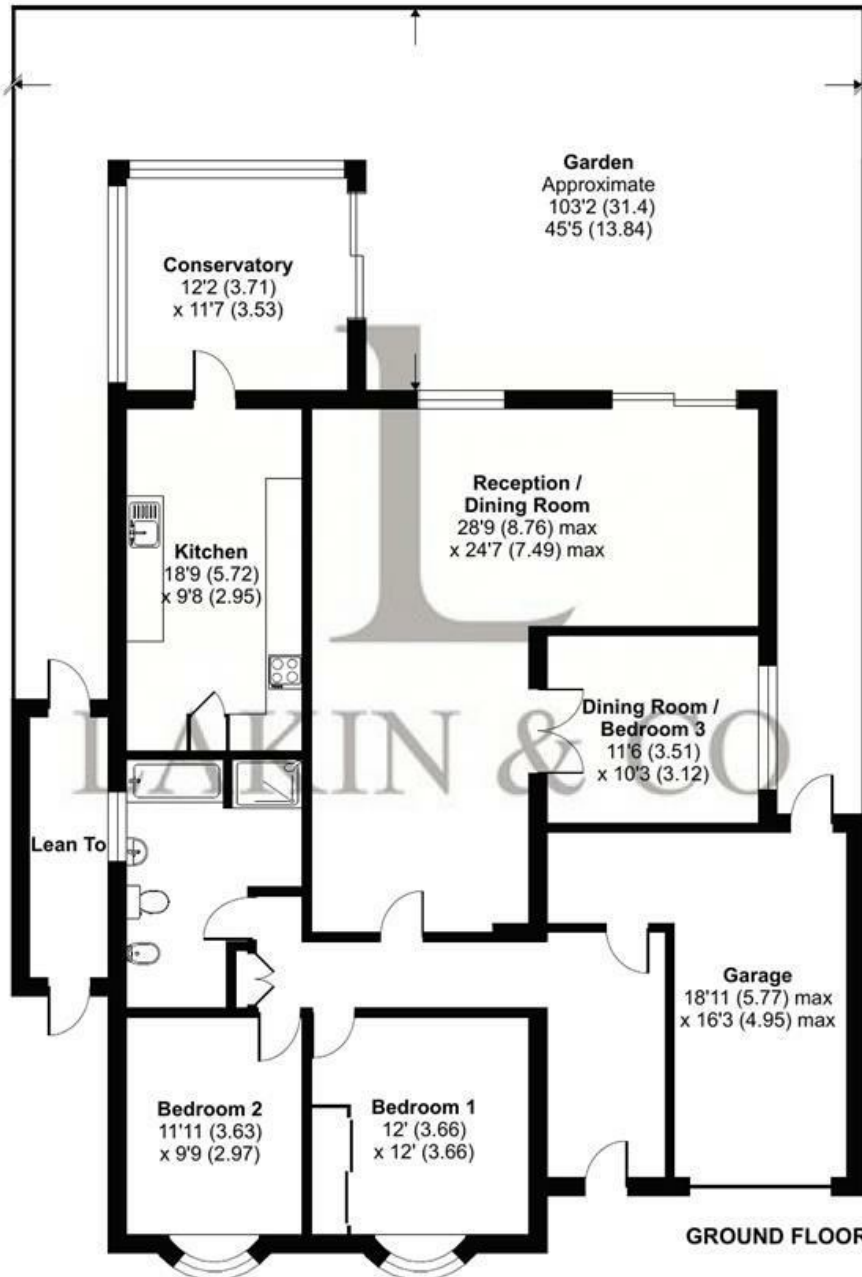
*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



Willow Crescent East, Denham, Uxbridge, UB9

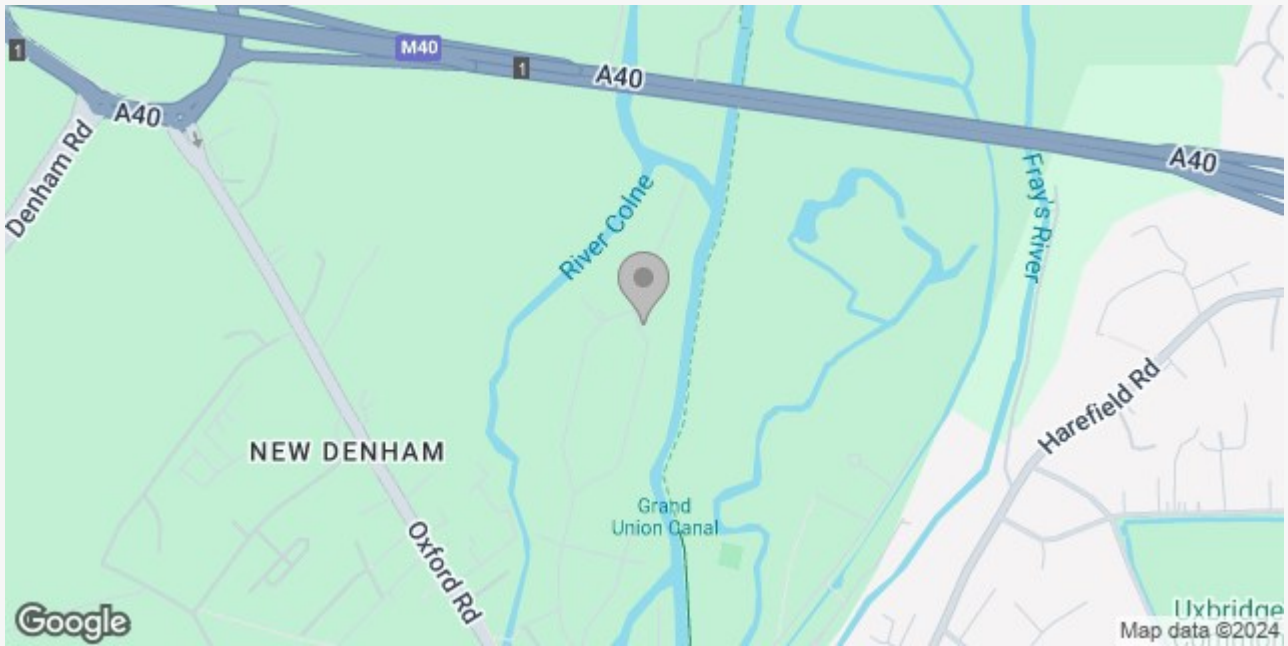
Approximate Area = 1783 sq ft / 165.6 sq m (includes garage & excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lakin & Co. REF: 1227179

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