













Oakwood Estates are delighted to present to the market this impressive and substantially extended four-bedroom, two-bathroom, two-reception-room semi-detached family home, which has been fully updated and thoughtfully improved by the current owners.

Offering an excellent 1,891 sq. ft. of versatile accommodation, this spacious property provides an ideal combination of modern family living and flexible living space. The ground floor has been extended to create a particularly impressive open-plan Kitchen/Dining Room, providing a fantastic central hub for the home and an excellent space for both everyday family life and entertaining. Further ground-floor accommodation includes two reception rooms, a useful utility room and a downstairs WC.

The first floor provides three well-proportioned bedrooms, together with a family bathroom. The second floor is dedicated to an impressive principal bedroom, creating a private and peaceful retreat away from the main living areas. The principal bedroom offers excellent space and versatility, while the property's overall layout provides a practical arrangement for modern family living.

The property has been fully updated throughout and is presented in excellent condition, allowing the new owners to move in with minimal further work required.

Externally, the property continues to impress. To the front is a block-paved driveway providing off-road parking for three vehicles. To the rear is a beautifully landscaped garden, thoughtfully designed to provide a variety of spaces for relaxation, entertaining and family enjoyment. The garden includes a large patio area, ideal for outdoor dining, a good-sized lawn, a useful shed and a dedicated children's play area.

At the end of the garden is a large outbuilding, providing an excellent additional space with a wide range of potential uses. This versatile building could lend itself to a home office, gym, workshop, games room, hobby space or additional storage, depending on the requirements of the new owners.

The combination of generous and versatile accommodation, a superb open-plan kitchen/dining area, three bedrooms arranged over two floors, ample off-road parking, a landscaped rear garden and substantial outbuilding makes this an exceptional family home. Early viewing is highly recommended to fully appreciate the size, presentation and versatility this property has to offer.

Oakwood Estates

# Property Information

- FREEHOLD PROPERTY
- EXTENDED & FULLY UPDATED
- FOUR SPACIOUS BEDROOMS
- LARGE OPEN-PLAN KITCHEN/DINING ROOM
- LARGE REAR GARDEN & PLAY AREA
- COUNCIL TAX BAND - D (£2,045 P/YR)
- 1,891 SQ. FT. OF ACCOMMODATION
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- LARGE OUTBUILDING & PARKING FOR THREE CARS

| x4 | x2 | x2 | x3 | Y | N |
|---|---|---|---|---|---|
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

## Tenure
Freehold Property

## Council Tax Band
Band: D
Annual Price: £2,045

## Plot/Land Area
0.09 acres

## Mobile Coverage
5G voice and data

## Broadband
Basic - 4 Mbps
Superfast - 35 Mbps
Ultrafast - 5000 Mbps

## Area
Denecroft Crescent is situated in the popular residential area of Hillingdon, Uxbridge, offering a well-established suburban setting that is particularly appealing to families. The property is conveniently positioned for local amenities, schools, green spaces and transport links.

Oak Farm Primary School is approximately 0.1 miles away, with Oak Wood School and Swakeleys School for Girls also within easy reach.

A selection of local shops and everyday amenities can be found within approximately 0.3 miles, while the wider Uxbridge area offers a comprehensive range of shops, restaurants, supermarkets and leisure facilities.

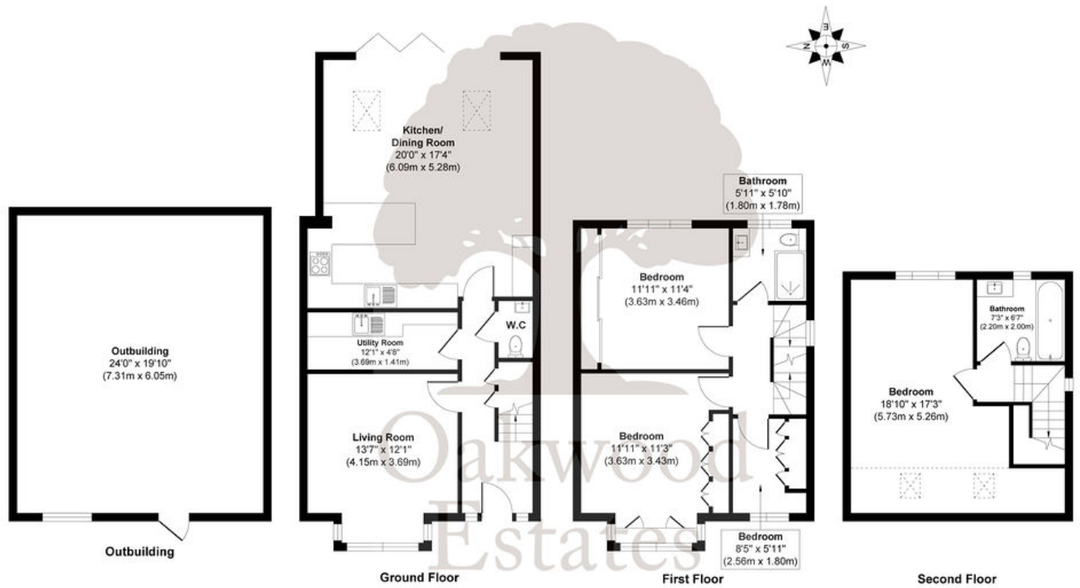
For commuters, Hillingdon Underground Station is approximately 0.8 miles away, providing access to the Metropolitan and Piccadilly lines. Uxbridge Underground Station is also around 1.5 miles away, offering further transport connections into London.

Overall, Denecroft Crescent provides a quiet and family-friendly residential location, conveniently positioned for excellent schools, local amenities, transport links and the wider attractions of Hillingdon and Uxbridge.

## Council Tax
Band D

# Floor Plan

Approximate Gross Internal Area
Main House = 1416 sq. ft - 131.61 sq. m
Outbuilding = 475 sq. ft - 44.10 sq. m
Total = 1891 sq. ft - 175.71 sq. m




RICS Certified Property Measurer

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-statemet. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. **Produced by AliciaGrymel.com**

Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

