









Newtown Road, Uxbridge, UB9 4BE

# £2,275 Per month

- Three Bedrooms
- Through Lounge
- Eat-In Kitchen
- Off Street Driveway Parking

- Newly Carpeted
- Two Bathrooms
- Rear Garden
- Fitted Wardrobes

## **Description**

The property features wood flooring throughout the ground floor and brand new carpets on the stairs, landing, and all bedrooms. The master bedroom includes an ensuite bathroom and fitted wardrobes, with a modern family bathroom conveniently located on the ground floor. Additional benefits include a private rear garden and off-street driveway parking.

Situated in the desirable village of Denham, the property offers a peaceful residential setting while remaining close to excellent transport links, including Denham Station (Chiltern Line) with direct services to London Marylebone, and easy access to the A40/M40. Local amenities, schools, and beautiful countryside walks are all nearby, making this an ideal home for families or professionals. Available immediately.

#### **Situation**

Newtown Road is a popular residential road nestled away just off the Oxford Road in New Denham. The property is positioned just a short stroll from Uxbridge Town Centre and all it's amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow. As the property is just within the county of Buckinghamshire, it allows access into the Buckinghamshire school system, which includes grammar schools.

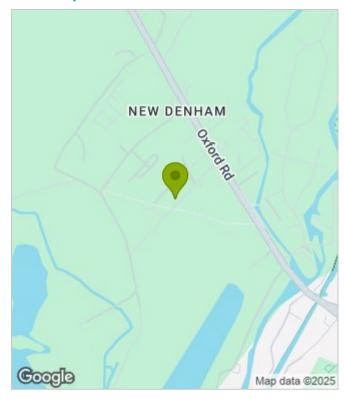




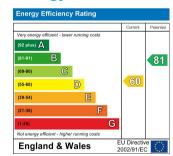
#### **Floor Plans**

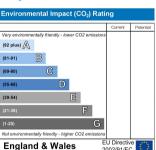
# GROUND FLOOR 1ST FLOOR BEDROOM KITCHEN BEDROOM BATHROOM STORAGE TORAGE BEDROOM LIVING ROOM VTRANCE HALL White only attempt has been made to ensure the accusacy of the footgrate consisted tens, measurements of dones, welfore, centre and eye for tens an an apparatural and on superatingly asked the terms, and instrument and not superatingly asked the terms, smission or the seatment. Then plan is for its intention purposes only and should be used as such by any prospective purchases. The services, species and applicances shown have not been bested and no guarantee as to their operation of applicances shown have to the period of the services and applicance (CDS).

#### **Area Map**



## **Energy Performance Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.