

This extended three bedroom semi-detached house is nicely tucked away on a quiet cul-de-sac just off the Oxford Road in New Denham. The property is ideally located just a short stroll from Uxbridge Town Centre and its array of amenities, including multiple shopping facilities, restaurants, bars, and the Metropolitan/Piccadilly Line tube station.

The ground floor features two reception rooms with the inclusion of a 13ft sitting room and a 15ft family/dining room with bi-folding doors onto the rear garden. There is also a 13ft fitted kitchen and entrance porch.

To the first floor there are three well-proportioned bedrooms and a refitted four piece family bathroom.

Externally, the rear garden is south-facing and mainly laid to lawn with a patio area ideal for entertaining. To the front there is off street parking for one car and side access to the rear of the property.

This property is offered to the market in excellent condition and is an ideal family purchase or first time buy due to its convenient location and quiet positioning.

Property Information

- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- NEARBY TO UXBRIDGE TOWN CENTRE
- 13FT FITTED KITCHEN
- FOUR PIECE FAMILY BATHROOM

- QUIET CUL-DE-SAC LOCATION
- 13FT SITTING ROOM
- 15FT FAMILY/DINING ROOM WITH BI-FOLDS
- SOUTH-FACING GARDEN

x3	x2	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Nine Stiles Close is a popular residential no-through road, tucked away just off the Oxford Road in New Denham. The property is ideally located just a short stroll from Uxbridge Town Centre and its array of amenities, including multiple shopping facilities, restaurants, bars, and the Metropolitan/Piccadilly Line tube station. The A40/M40 and M25 are easily accessible, as well as Hillingdon Hospital, Brunel University, Stockley Park, and Heathrow Airport.

Train Links

Train Stations: Gerrards Cross and Denham Stations are conveniently located nearby to Oxford Road. The stations are served by Chiltern Railways and provide regular services on the Chiltern Main Line. Trains from both of these stops connect commuters to London Marylebone Station in approximately 25 minutes, offering a direct route to the heart of the capital. Uxbridge Train Station forms part of the Metropolitan Line which runs to the north-west of London and has a branch line to the station, making it

the terminus for both the Metropolitan and Piccadilly lines.

Education

Please note that school catchment areas can change over time, and it's always advisable to contact the schools directly or consult the local education authority for the most up-to-date information on school admissions and catchment areas.

Denham Green E-ACT Primary Academy

Denham Village Infant School

Denham Village Junior School

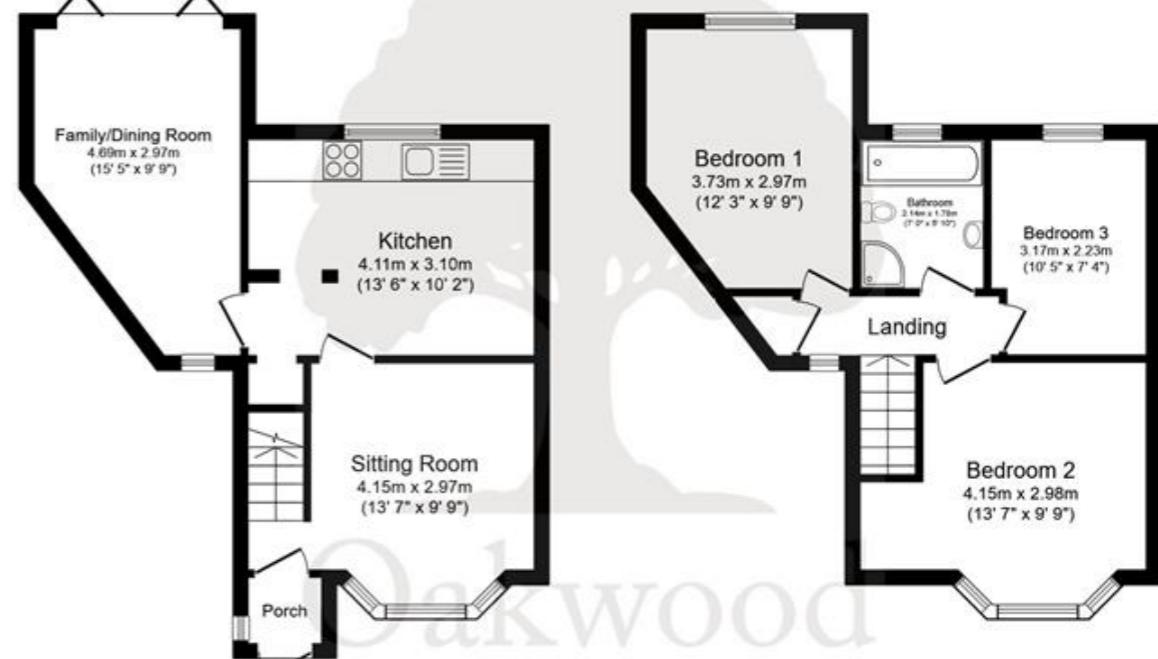
The Gerrards Cross Church of England School

The Chalfonts Independent Grammar School

Council Tax

Band D

Floor Plan



Ground Floor

Floor area 39.3 sq.m. (423 sq.ft.)

First Floor

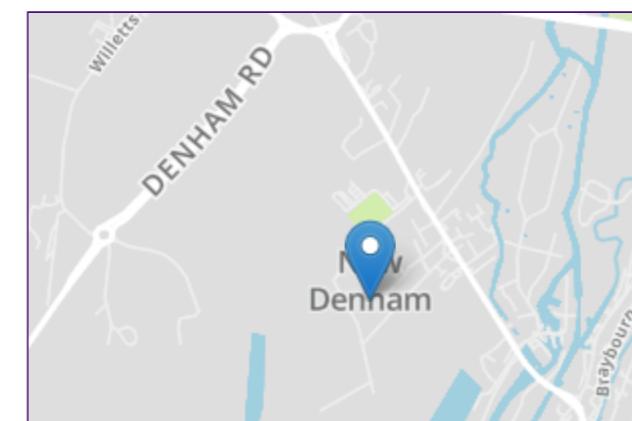
Floor area 38.2 sq.m. (411 sq.ft.)

Total floor area: 81 sq.m. (871 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 Govview.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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	86
(81-91)	B	70
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		