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12 Poplar Road, Denham, Buckinghamshire. UB9 4AN.

£1,200,000 Freehold

A beautifully presented and spacious four double bedroom, three bathroom, three reception detached house located in most sought after Poplar Road, a quiet location within the Willowbank Village, and also only a short walk to Uxbridge Town Centre.

In total, there is over 2600 square foot of accommodation on offer and the property is also situated on a generous plot.

Internally and on the ground floor, you have an entrance porch, which leads to a stunning entrance hall that has a vaulted ceiling, giving you a great sense of space while letting in lots of natural light via a velux window above. Three great sized reception rooms can be found directly off the hall, with the living room measuring 21'10 x 10'8, the dining room 19'5 x 10'8 and the last reception room 16'9 x 10'.

From here is a 24'5 x 12' kitchen/breakfast room that offers a double aspect, has ample contemporary styled units and a breakfast bar. You then have access to the utility room, and also a 20'3 x 11'6 integral garage. Completing this floor is a cloakroom.

Upstairs, are four excellent sized double bedrooms. Bedroom one measures 16'9 x 10'8, overlooks the garden and has a spacious ensuite bathroom, while



the 11'10 x 10'8 bedroom two faces the front and also has an ensuite. Bedrooms three and four are superb sizes at 16'3 x 12' and 15'9 x 11'4, with both having easy access to a family bathroom.

Outside and to the front, there is a block paved front drive providing ample off street parking, and to the rear is a good sized garden, that is also fairly low maintenance being mainly laid to laid with a patio and fencing to the sides. Also within the garden is a 15'9 x 11'5 garden house which could be perfect to convert into a gym or studio.

Location

Positioned in the most sought after location within close proximity of Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan/ Piccadilly Line Station. 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.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

12 Poplar Road

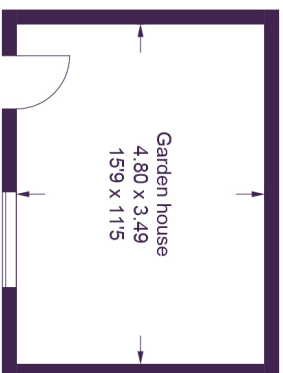
Approximate Gross Internal Area

Ground Floor = 127.0 sq m / 1,367 sq ft

First Floor = 104.9 sq m / 1,129 sq ft

Garden House = 16.8 sq m / 181 sq ft

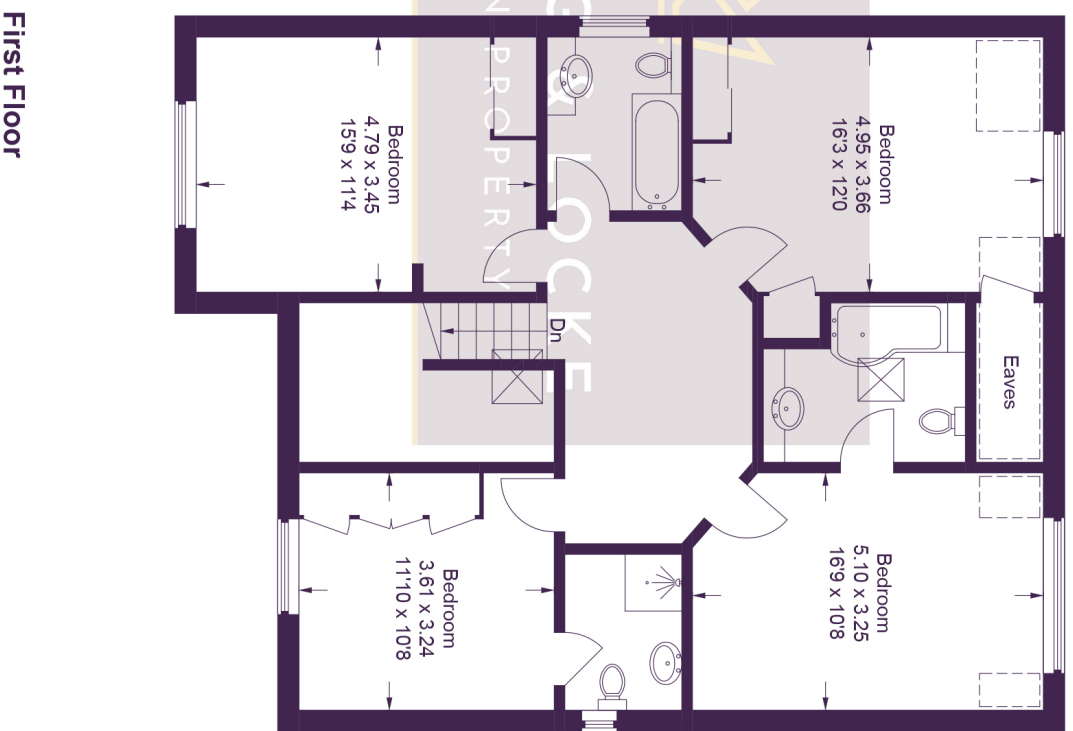
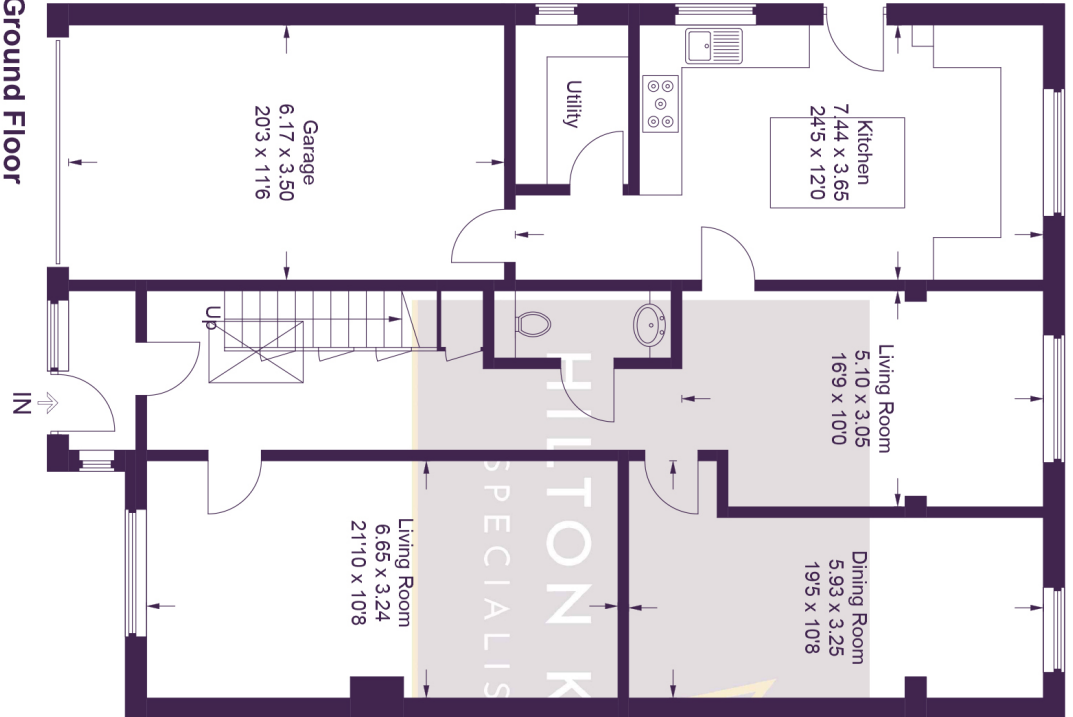
Total = 248.7 sq m / 2,677 sq ft



(Not Shown In Actual
Location / Orientation)



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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