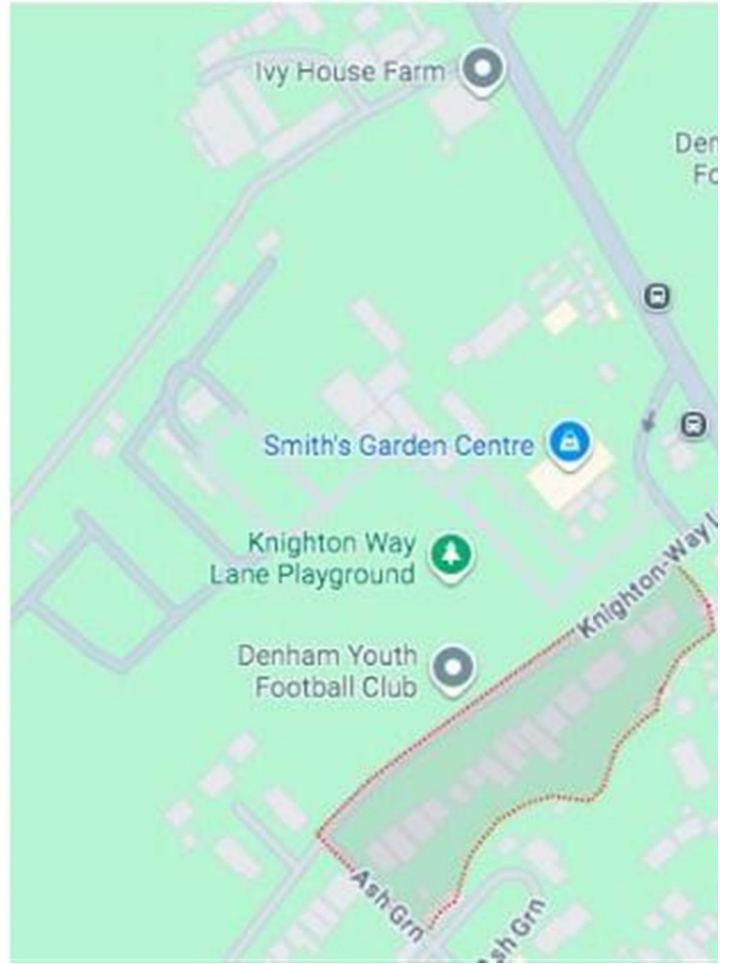




FREEHOLD



Bungalow - Detached (EPC Rating: E)

19 KNIGHTON WAY LANE, DENHAM, UB9
4EG

Asking price

£850,000

McLains
— ESTATE AGENCY —



3 Bedroom Bungalow - Detached located in Denham

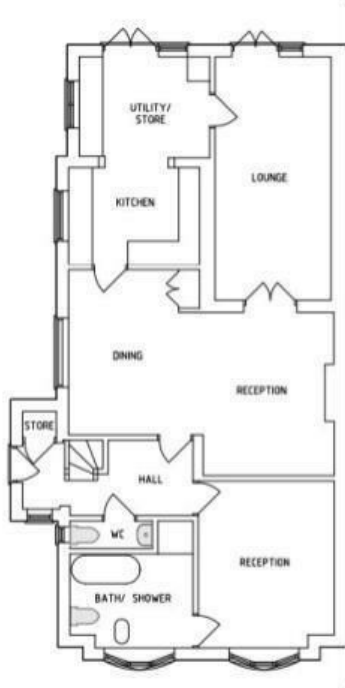
Located in the charming area of Denham, Knighton Way Lane presents a unique opportunity to acquire a detached bungalow, originally built in 1930, with exciting potential for transformation. This property currently features three well-proportioned bedrooms, a reception room, and a bathroom, all set within a generous plot of 0.139 acres.

The bungalow is currently tenanted, generating a rental income of £3,000 per calendar month, making it an attractive investment for those seeking immediate returns. However, the property is also poised for development, as planning permission has been granted for an ambitious conversion into a two-storey dwelling. This includes a front, side, and rear first-floor extension, raising the roof height, and the addition of a rear dormer and three front rooflights. The approved plans also encompass the erection of a front porch and the enlargement of the front bay, alongside modifications to doors and windows, allowing for a modern and spacious family home.

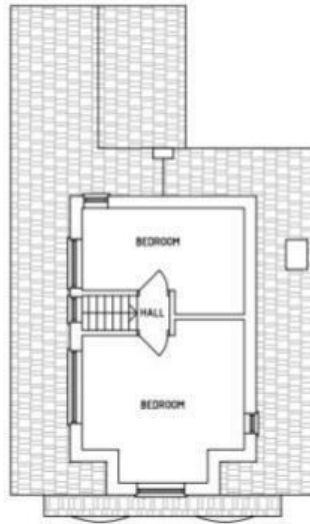
While the property is in good condition, it will require refurbishment to realise its full potential. The current tenants will need two months' notice to vacate, after which viewings can be arranged promptly. The owner is seeking offers in the region of £850,000, presenting a compelling opportunity for both investors and those looking to create their dream home.

The surrounding area boasts a wealth of local amenities, including the picturesque Colne Valley Regional Park, the historic Battle of Britain Bunker, and the Hillingdon Outdoor Activity Centre, catering to a variety of interests from nature walks to adventurous activities.

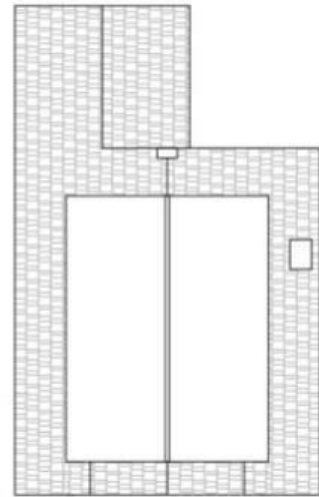
Existing Building



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

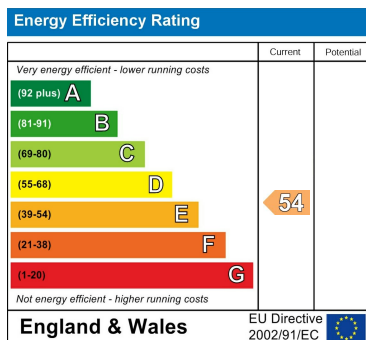


EXISTING ROOF PLAN

Council Tax Band

E

Energy Performance Graph



Call us on

01582 441225

info@mclains.co.uk

mclains.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.