



## Denham Way, Denham, UB9 5AX

- Three bedroom semi detached home
- Extension potential
- Off street parking
- Close to Denham Village
- Superb rear garden
- Two reception rooms
- No upper chain
- Peaceful cul-de-sac location

**Offers In Excess Of £600,000**



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**Description**

Situated in a highly sought-after location, this attractive home offers well-proportioned living space, three bedrooms, a generous rear garden, and ample off-street parking — all with excellent potential for further enhancement.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor and built in storage cupboard, front reception room with large front aspect double glazed bay window, rear reception room with double doors overlooking and opening onto the rear garden, the kitchen is fitted with a range of storage units and drawers, work surfaces have an inset induction hob with electric oven below and extractor hood above, there is space for appliances and a rear aspect double glazed window, there is also a ground floor WC.

To the first floor there are three well proportioned bedrooms with the primary bedroom having the benefit of built in wardrobes, the tiled shower room is fitted with an enclosed shower, wash basin and WC.

**Outside**

The property boasts a beautifully maintained rear garden, mainly laid to lawn and enhanced by mature trees and shrubs. A spacious paved patio provides an ideal setting for outdoor entertaining. To the rear, there is a garage, while the front of the property offers convenient off-street parking.

**Situation**

Situated close to historic Denham Village, this property enjoys a picturesque setting in the heart of the Buckinghamshire countryside. Denham offers the quintessential charm of English village life, with its rich history, period architecture, and tranquil atmosphere. The village is home to a variety of traditional pubs and restaurants, a local church, and scenic countryside walks through Denham Country Park.

Denham Station is less than a mile away via a local footpath, providing direct rail services to London Marylebone in approximately 21 minutes. The M40 (Junction 1) is easily accessible, offering convenient links to the M25, M4, M1, and both Heathrow and Gatwick airports.

Additional shopping and amenities can be found nearby in Uxbridge and Gerrards Cross.

**Terms and notification of sale**

Tenure: Freehold

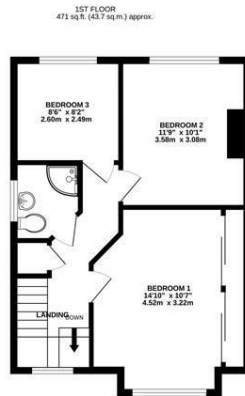
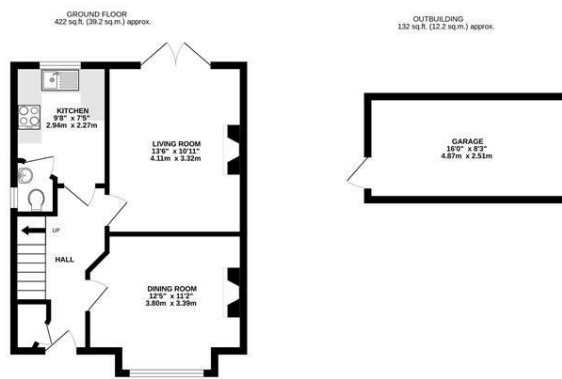
Local Authority: South Bucks

Council Tax: E

EPC Rating: TBC

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 sq.m.) approx.

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-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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