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Tilehouse Way

Denham, Buckinghamshire, UB9 5JB



£650,000 Freehold

With circa a 200' beautifully maintained rear garden, an extended detached bungalow within easy walking distance of local bus stops with services to Uxbridge which has both the Piccadilly and Metropolitan lines to central London and Denham main line railway station (connecting into London Marylebone). The property is in good decorative order throughout and has scope to extend further, subject to the usual planning permissions. The accommodation comprises an entrance porch, entrance hall, living room, kitchen, utility room, three bedrooms, bathroom and shower room. Further features include gas central heating, double glazing, off street parking for four cars, a carport and detached garage. BOUGHT TO THE MARKET WITH NO UPPER CHAIN.

Entrance Porch

Front door with clear glass insets and window to side. Tiled floor. Light point. Casement door with opaque glass insets, with opaque window to the side, leading to:

Entrance Hall

L shaped with laminate flooring. B.T point. Access to boarded and insulated loft with light, power and pull down ladder. Radiator with shelf over. Cupboard housing electric consumer board and meter.

Reception Room

24' 0" x 13' 0" (7.32m x 3.96m) Feature fireplace with tiled mantle and hearth, and brick inset. Dimmer switches. Coved ceiling. Downlighters. Three radiators. Double glazed windows overlooking rear aspect. Casement door, with clear glass insets, leading to rear garden.

Kitchen

12' 8" x 10' 4" (3.86m x 3.15m) Well fitted with wall and base units. Work tops with tiled splashbacks. One and a half bowl Frankie sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted oven. Plumbed for washing machine and dishwasher. Space for upright fridge/freezer. Downlighters. Large storage cupboard. Airing cupboard with lagged cylinder and slatted shelving. Window looking into utility room. Casement door leading to:

Utility Room

Windows overlooking rear garden and into living room and casement door, with clear glass inset, leading to rear garden. Tiled floor. Large walk in cupboard housing wall mounted central heating boiler unit. Radiator. Opaque window overlooking side aspect. Door to:

Shower Room

Fully tiled with shower, WC, and wash hand basin. Heated towel rail. Opaque double glazed window overlooking side aspect.

Bedroom 1

12' 8" x 11' 11" (3.86m x 3.63m) Feature double glazed leaded light bay window overlooking front aspect. Built in wardrobe. Radiator.

Bedroom 2

11' 11" x 11' 8" (3.63m x 3.56m) Feature double glazed leaded light bay window overlooking front aspect. Fitted wardrobes with sliding front. Built in wardrobe. Radiator.

Bedroom 3

13' 0" x 7' 2" (3.96m x 2.18m) Currently incorporated in the living room. Opaque window overlooking side aspect. Radiator.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and wall mounted shower attachment, WC and wash hand basin set into vanity unit, with cupboards under. Fitted cupboard unit. Heated chrome towel rail. Opaque double glazed window overlooking side aspect.

Outside

Carport

Double length carport with electrically operated up and over garage door leading to:

Garage

19' 8" x 9' 0" (5.99m x 2.74m) Pedestrian door side access. Window overlooking rear.

Front Garden

Brick paved driveway providing off street parking for several cars. Garden mainly laid to lawn with flower bed borders. Brick wall boundaries. Outside light point.

Rear Garden

Circa 200' in length mainly laid to lawn with hedge boundaries. Two electrically operated awnings that cover the back of the bungalow. Paved patio areas. Brick built barbecue. Garden pond. Wide variety of mature trees and shrubs. Flower bed borders. Vegetable patch. Wooden shed. Greenhouse. Outside tap points. Pedestrian side access.



Approximate Gross Internal Area = 106.6 sq m / 1,147 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 120.3 sq m / 1,294 sq ft



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C		66	
(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	

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