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St Marys Road
Denham, Buckinghamshire, UB9 5JU



£450,000 Freehold

With a very wide frontage, an extended semi detached house situated on a popular residential road within easy walking distance of Denham Green parade of shops and Denham Mainline Station, providing fast and direct services to London Marylebone in approximately 25 minutes. The M40 and A40 motorways are also within easy access. The property is offered in good condition throughout and has the potential to further extend, subject to the usual planning permissions. The accommodation on the ground floor comprises an entrance hall, sitting room, dining room, kitchen, outer lobby and a utility room. On the first floor there are two double bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking, a garage and gardens to the front and rear.

Entrance Hall

Front door. Coved ceiling. Airing cupboard with lagged cylinder and slatted shelving. Wall mounted central heating thermostat. Under stairs cupboard. Stairs leading to first floor and landing. Radiator. Two double glazed opaque windows over looking front aspect. Door to kitchen and door to:

Sitting Room

11' 5" x 11' 0" (3.48m x 3.35m) Feature double glazed bay window over looking front aspect. Radiator. Double doors to:

Dining Room

10' 1" x 9' 4" (3.07m x 2.84m) Radiator. Casement doors with double glazed glass insets leading to rear garden. Double doors to sitting room and door to:

Kitchen

8' 0" x 7' 7" (2.44m x 2.31m) Well fitted with wall and base units. Work surfaces with tiled splash backs. Sink unit with mixer tap and drainer. Space for gas cooker. Recess space for fridge. Plumbed for washing machine. Tiled floor. Double glazed window over looking rear aspect. Door to:

Outer Lobby

Vaulted ceiling. Casement doors with double glazed glass insets leading to rear. Door to garage and door to:

Utility Room

7' 0" x 6' 1" (2.13m x 1.85m) Light and power. Wall mounted central heating boiler unit. Work bench. Window over looking rear aspect.

First Floor

Landing

Access to loft. Coved ceiling. Double glazed window over looking side aspect.

Bedroom 1

14' 6" x 8' 11" (4.42m x 2.72m) Full wall length fitted wardrobes and drawer units. Walk in wardrobe. Coved ceiling. Radiator. Double glazed window over looking front aspect.

Bedroom 2

11' 0" x 10' 2" (3.35m x 3.10m) Fitted wardrobes. Radiator. Double glazed window over looking rear aspect.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and wall mounted Triton shower, w.c and wash hand basin. Radiator. Opaque double glazed window over looking rear aspect.

Outside

Garage

Up and over garage door. Light and power.

To The Front

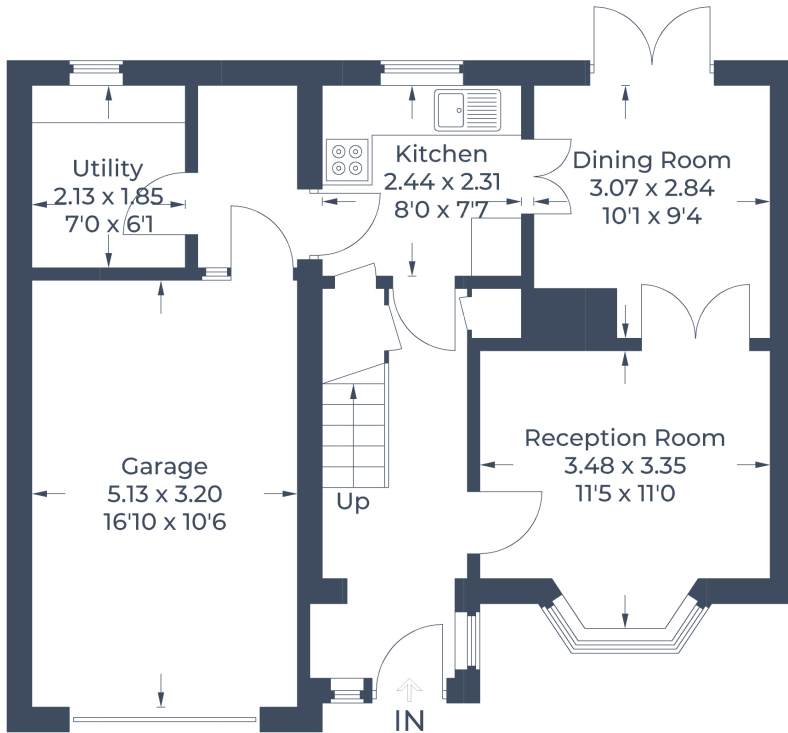
Hedge and dwarf red brick wall boundaries. Two lawn areas with flower bed borders. Wrought iron gates leading onto a brick paved driveway providing off street parking. Two outside light wall points.

To The Rear

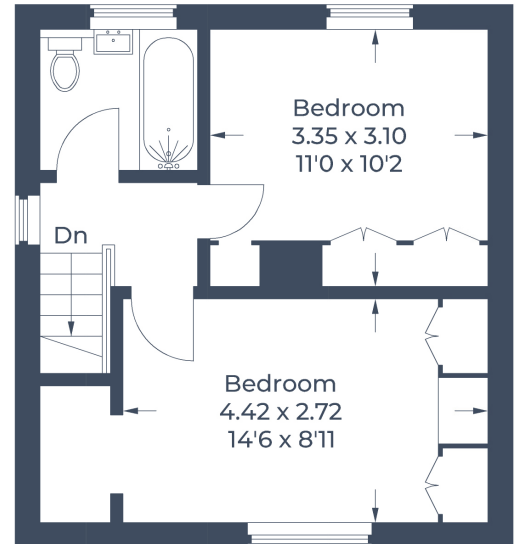
South westerly facing garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Flower bed border. Outside tap. Outside light point.



Approximate Gross Internal Area
 Ground Floor = 61.4 sq m / 661 sq ft
 First Floor = 32.1 sq m / 345 sq ft
 Total = 93.5 sq m / 1,006 sq ft
 (Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(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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