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Skylark Road, Denham, Buckinghamshire. UB9 4HR.

£530,000 Freehold

This attractive bay fronted end of terrace family home is located in a popular location, close to both Denham and Gerrards Cross Town Centres, where there are a vast array of shopping facilities, and excellent transport links, with Gerrards Cross in particular offering a speedy service into London Marylebone.

In total there is an impressive 1124 square ft of accommodation on offer, and there is an excellent sized south facing rear garden, which also backs playing fields.

Internal ground floor accommodation includes an entrance porch, a 19' x 15'7 bay fronted living room which has wood effect laminate flooring and a log burner, a cloakroom, and a modern fitted 15'11 x 9'2 kitchen/dining room, which in turn provides lots of natural light, has french



doors leading to the garden, and plenty of sleek modern units.

Upstairs, is a spacious 12'6 x 12'5 bay fronted master bedroom which has two sets of fitted wardrobes, a 9'3 x 8'10 second bedroom that overlooks the garden, and a 9'2 x 6'7 third. Completing this floor is a stylish, contemporary styled family bathroom.

Outside there is a 18'10 x 7'10 garage, which attached to the rear has a 11'4 x 7'10 office/store.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Important Notice

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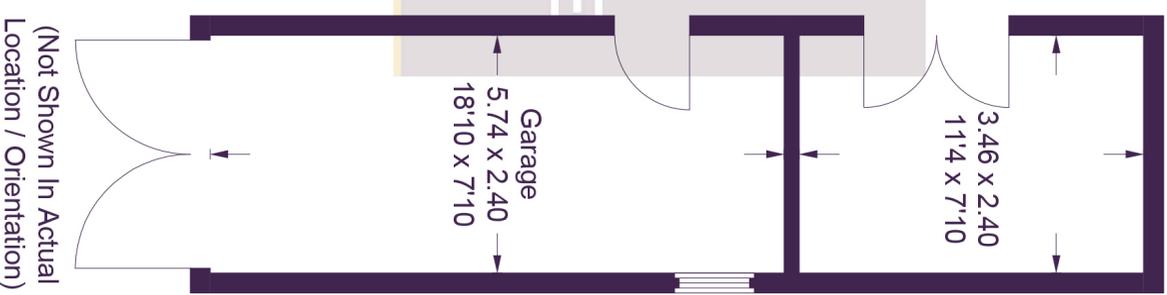
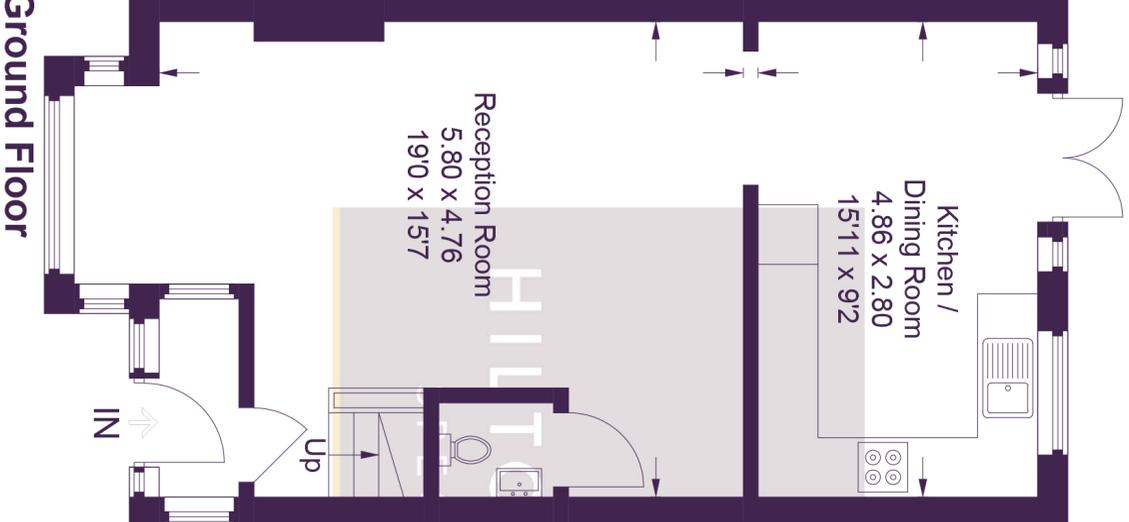
Approximate Gross Internal Area

Ground Floor = 44.3 sq m / 477 sq ft

First Floor = 37.7 sq m / 406 sq ft

Outbuilding = 22.4 sq m / 241 sq ft

Total = 104.4 sq m / 1,124 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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