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1 Nightingale Way, Denham, Uxbridge, Buckinghamshire. UB9 5JH.

£950,000 Freehold

This extremely well presented, six bedroom, detached, converted bungalow is situated within the ever-popular Denham Green and is withing walking distance of local amenities, schools, and Denham Train station. The property offers bright, airy accommodation with three reception rooms, a fitted kitchen, and four bathrooms spread through the main house and the immaculate separate annexe and loft room. There is off street parking to the front of the house for multiple cars and a private garden to the rear.

Upon entering the property there is a porch which leads straight into entrance hall as well as providing side access. The entrance hall leads to all rooms on the ground floor. There are three bedrooms which are all double rooms with the master benefitting from built in wardrobes as well as a three-piece ensuite shower room. The modern family bathroom is also a three-piece suite. Another door off the entrance hall then leads through to the kitchen/living-sitting room which has sliding doors at the rear allowing an abundance of light into the room. The kitchen features plenty of workspace, dishwasher, double oven, fridge freezer, hob and also offers views onto the garden. With units at both base and eye level there is ample storage space. The living room is a large bright space which allows for multiple sofas and units and tv. The annexe, which has its own access from the driveway is a superb modern space featuring a large double bedroom, kitchen with fitted appliances such as electric hob, oven and microwave, a sitting area which comfortably fits a three-seater sofa and a three piece modern shower room.

Moving to the first floor via stairs in the entrance hall you will find a newly converted modern loft room which has been created to suit any need and compromises of a large open plan, kitchen/dining space with double doors looking out onto the garden, a large double bedroom, a smaller second bedroom and a three-piece bathroom suite with shower. There are also eaves storage spaces throughout the loft room.



Outside and to the front of the property, there is off street parking for multiple cars and vans on the paved driveway. The rear garden extends to approx 70 feet and features a paved patio area accessible from sliding doors off the living room or the kitchen side access. There is then a substantial lawn which leads you down to the brick-built outhouse and smaller rear patio.

Nightingale Way is extremely convenient for access to local amenities and transport links. Denham Station is just 0.6 miles from the property and provides a mainline station with fast trains into London Marylebone in approximately 30 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Uxbridge and West Ruislip tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Denham Green Primary Academy and Denham Woodland Nursery are both nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.




#### Important Notice

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# 1 Nightingale Way

Approximate Gross Internal Area

Ground Floor = 108.4 sq m / 1,167 sq ft

First Floor = 84.6 sq m / 911 sq ft

(Including Eaves)

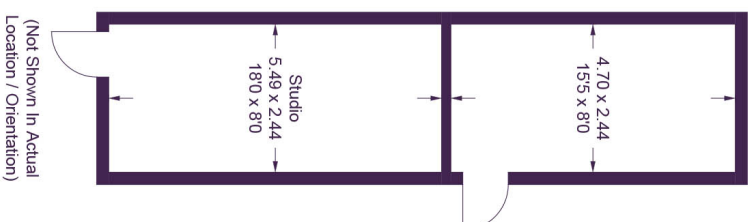
Annex = 41.9 sq m / 451 sq ft

Outbuilding = 25.3 sq m / 272 sq ft

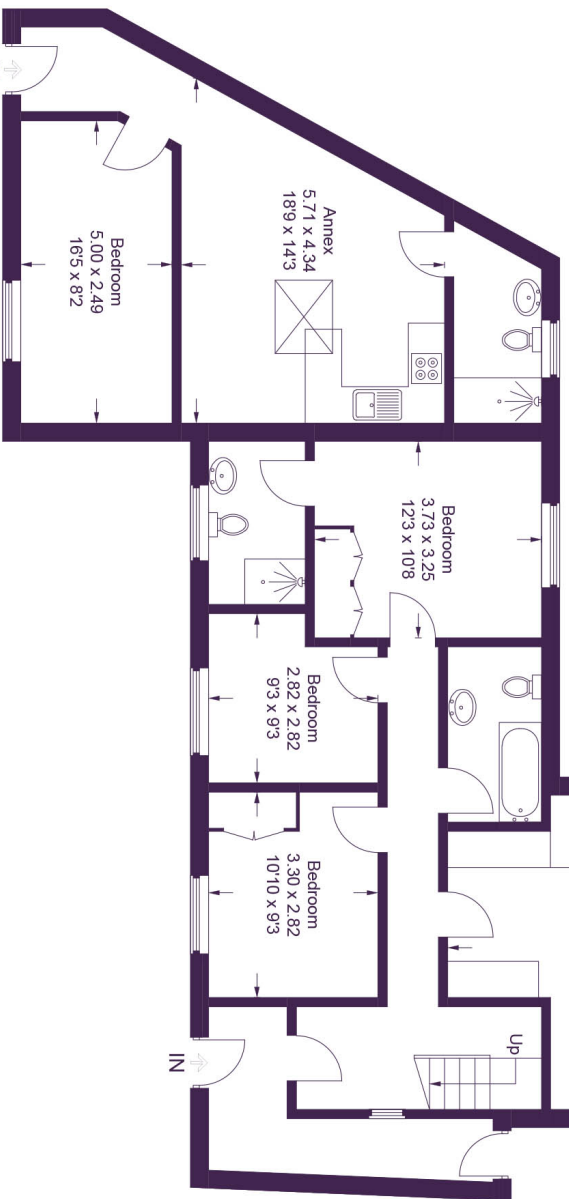
Total = 260.2 sq m / 2,801 sq ft



 = Reduced headroom below 1.5m / 50



## Ground Floor



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.