

This three bedroom semi-detached house is situated on a quiet cul-de-sac road providing easy access to the A40, M25 and M4 networks. The property is offered to the market in need of cosmetic updating and with huge scope to extend onto the side/rear (STP).

The ground floor features two reception rooms with the inclusion of an 18ft living room and a 10ft dining room. There is also a 16ft fitted kitchen, a conservatory, a utility room, a downstairs WC and a study.

To the first floor there are three well-sized bedrooms and a three piece family bathroom.

Externally, the rear garden is generous and mainly laid to lawn stretching to approximately 100ft. The garden is well enclosed to all sides providing plenty of privacy and incorporating a number of outbuildings including a timber framed summerhouse and shed.

To the front of the property there is off street parking for one/two cars.

This property is an ideal project purchase and would be suitable for families looking to upsize due to its spacious accommodation. There is no onward chain allowing for the possibility of a quick sale.



Property Information

- THREE BEDROOM SEMI-DETACHED HOUSE
- POTENTIAL TO EXTEND (STP)
- 2 RECEPTIONS
- GENEROUS GARDEN
- NO CHAIN
- QUIET CUL-DE-SAC
- NEEDS COSMETIC UPDATING
- CONSERVATORY
- EASY ACCESS TO A40/M25/ M4
- EPC - D

x3

Bedrooms

x2

Reception Rooms

x1

Bathrooms

x2

Parking Spaces

Y

Garden

N

Garage

Location

The property is situated off the Oxford Road, connecting Denham to Uxbridge and within easy reach of local shops, schools, Denham Train Station and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station. . The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow.

Train Links

Train Stations: Gerrards Cross and Denham Stations are conveniently located nearby to Oxford Road. The stations are served by Chiltern Railways and provide regular services on the Chiltern Main Line. Trains from both of these stops connect commuters to London Marylebone Station in approximately 25 minutes, offering a direct route to the heart of the capital. Uxbridge Train Station forms part of the Metropolitan Line which runs to the north-west of London and has a branch line to the station, making it the terminus for both the Metropolitan and Piccadilly lines.

Education

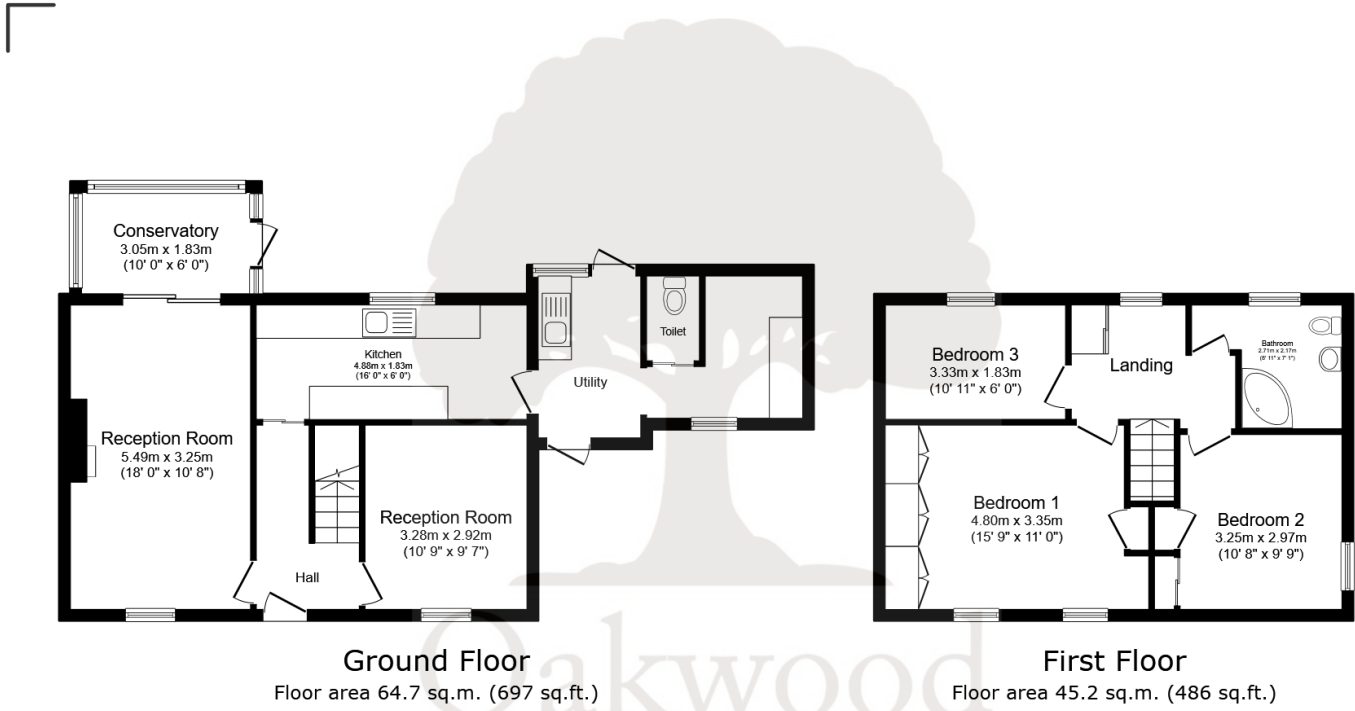
Please note that school catchment areas can change over time, and it's always advisable to contact the schools directly or consult the local education authority for the most up-to-date information on school admissions and catchment areas.

- Denham Green E-ACT Primary Academy
- Denham Village Infant School
- Denham Village Junior School
- The Gerrards Cross Church of England School
- The Chalfonts Independent Grammar School

Council Tax

Band E

Floor Plan



Total floor area: 109.9 sq.m. (1,183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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