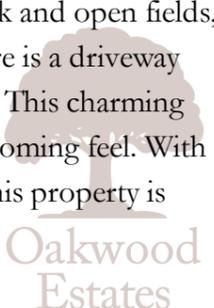


On entering the property, you are welcomed by a spacious reception room with a front aspect window, an open staircase, and spot lighting, creating a bright and inviting living space. The adjoining kitchen has been thoughtfully designed with a four-ring induction hob, combi oven and microwave, butler sink, integrated slimline dishwasher, and soft-close drawers. The modern finish and practical layout make it an ideal space for both cooking and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms. The second bedroom, situated at the front, features integrated storage, while the principle bedroom to the rear enjoys open views across the fields behind. The family bathroom is finished to an exceptional standard, comprising a walk-in shower, ceramic suite, wall-to-wall tiling, underfloor heating, and a heated towel rail. The upper floor is further enhanced by real sheep wool carpets, while the loft is half boarded with electrics, providing excellent additional storage.

Externally, the property boasts a private garden with direct access to a neighbouring play park and open fields, making it an ideal setting for families or those who value outdoor space. To the front, there is a driveway providing off-street parking for one car, with ample further parking available on the road. This charming home has been carefully modernised to a high specification while retaining a warm and welcoming feel. With its cul-de-sac setting, private access to green spaces, and premium features throughout, this property is perfectly suited to first-time buyers, downsizers, or investors alike.



## Property Information

-  **TWO BEDROOM TERRACED HOUSE**
-  **UNDERFLOOR HEATING**
-  **REFITTED BATHROOM**
-  **OFF STREET PARKING**
-  **COUNCIL TAX BAND - D**
-  **RECENTLY RENOVATED**
-  **GREAT FIRST TIME BUY**
-  **POTENTIAL FOR LOFT CONVERSION (STPP)**
-  **NO ONWARD CHAIN**
-  **EPC - C**

					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Adaptions

- The property has been re-wired
- New radiators have been installed
- Combi Boiler
- Underfloor heating in the living room, kitchen & bathroom areas

### Local Area

Denham is a picturesque village located in the South Bucks district of Buckinghamshire, England. Known for its charming rural setting and historic significance, Denham offers residents a tranquil lifestyle within easy reach of London and other major urban centers.

One of Denham's notable attractions is its beautiful countryside, featuring rolling hills, scenic walks, and picturesque views. The village is surrounded by green spaces, including Denham Country Park, which offers opportunities for outdoor recreation such as walking, cycling, and picnicking.

Denham village itself retains much of its historic character, with quaint cottages, traditional pubs, and historic buildings dotting its streets. The village center is home to a range of amenities, including local shops, cafes, and restaurants, providing residents with all the essentials close to home.

### Transport Links

Denham benefits from excellent transport links, making it easily accessible for residents and visitors alike. The village is served by its own railway station, Denham Railway Station, which provides regular services to London Marylebone station via the Chiltern Railways line. This offers a convenient commute for those working in the city or wishing to explore London's attractions.

For motorists, Denham enjoys proximity to major roadways, including the M40 motorway and the A40 road. These arterial routes provide direct access to London, as well as to other nearby towns and cities such as High Wycombe, Oxford, and Watford. The A413 road also runs through the village, offering additional

connectivity to surrounding areas.

Additionally, Denham is served by local bus services, providing further options for transportation within the village and to nearby destinations.

### Local Schools

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are.

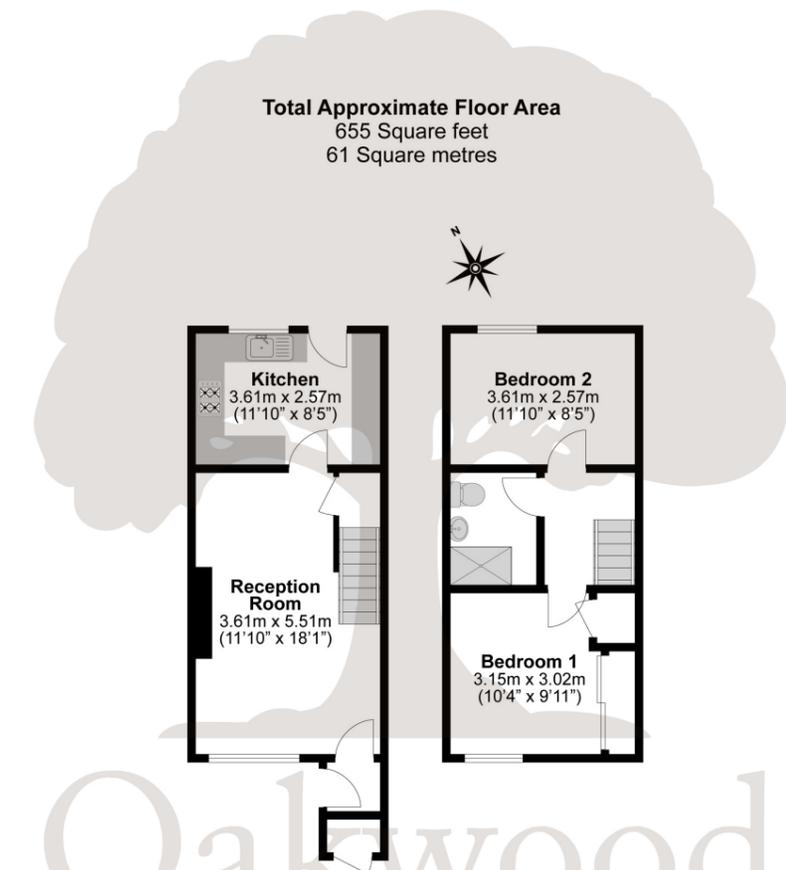
- The Chalfonts Community College
- Uxbridge High School
- The Beaconsfield School
- Burnham Grammar School
- The Misbourne School
- Denham Village Infant School
- Denham Green E-ACT Primary Academy
- Denham Montessori School
- The Gerrards Cross Church of England School
- Fulmer Infant School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- Davenies School
- The Beacon School

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

### Council Tax

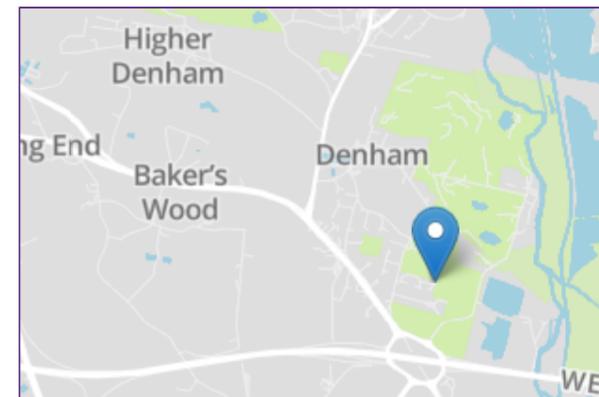
Band D

## Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



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>	76	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			