

rodgers  
estate agents



**Bakers Wood**

**Denham, Buckinghamshire, UB9 4LG**





## £1,400,000 Freehold

Welcome to Willowbrook, a beautiful detached house on a plot of circa 0.3 of an acre. The house is situated at the end of a cul de sac within this highly sought after gated private estate and boasts uninterrupted views to the rear over open countryside, offering an ever-changing vista throughout the seasons, views one could never get tired of. This wonderfully appointed family home has been refurbished and upgraded to a very high standard throughout by the current owners. The accommodation on the ground floor comprises a hallway, cloakroom, lounge, open plan kitchen/living/dining area with bifold doors to the garden, study and utility room. On the first floor there are four bedrooms, with both the master bedroom and bedroom two having en-suite shower rooms, and a family bathroom. To the front there is a shingle driveway with parking for numerous vehicles, leading to the detached garage. To the rear, the garden is mainly laid to lawn. The property is well situated between Denham and Gerrards Cross and has rail access to London Marylebone from both villages (fast trains take circa 18-24 minutes). Access to the motorway is approximately 1 mile away at Junction 1 M40 (Denham), linking to the M25, M4, M1 and the major international airports.

### Entrance Hall

Wooden front door with opaque leaded light glass inset. Downlighters. Under stairs cupboard. Stairs leading to first floor and landing. Limestone tiled flooring. Radiator. Double glazed opaque window overlooking front aspect.

### Cloakroom

Modern white suite incorporating WC and circular wash hand basin with mixer tap with tiled splash back. Limestone tiled flooring. Expel air. Radiator. Leaded light double glazed window overlooking front aspect.

### Lounge

Double aspect room with double glazed leaded light windows overlooking front aspect and double glazed window overlooking rear aspect. Casement doors with double glazed glass insets, and double glazed windows either side, leading to patio and rear garden. Feature sandstone fireplace. Dimmer switches. Two radiators. .

### Study

Limestone tiled floor. Radiator. Double glazed leaded light window overlooking front aspect.

### Kitchen/Family/Dining Room

Well fitted with wall and base units. Quartz work surfaces with splashbacks. One and a half bowl stainless steel sink unit with mixer tap and Quooker boiling water tap, with brushed steel splash back behind. Built in oven and built in microwave oven. Fitted dishwasher. Space for upright American style fridge/freezer. Centre island with Corian worktop with cupboard and drawer units under, and built in five ring electric induction hob with ceiling extractor hood over, with downlighters. Underfloor heated tiling. Downlighters. Double glazed window overlooking rear aspect. Two sets of concertina double glazed patio doors leading to patio and rear garden.

### Utility Room

Stainless steel sink unit with mixer tap and drainer. Fitted cupboard unit. Quartz work surface. Plumbed for washing machine. Limestone under floor heating tiled flooring. Casement door with opaque double glazed window leading to side access.

### First Floor

#### Landing

Access to loft. Down lighters. Radiator. Velux roof light. Double glazed leaded light window overlooking front aspect.

#### Bedroom 1

Double aspect room with double glazed windows overlooking rear aspect. Feature vaulted ceiling. Fitted double wardrobes with sliding fronts. Fitted vanity unit with cupboards under. Radiator. Double casement doors with double glazed glass insets opening out onto a feature glass Juliet balcony. Two radiators. Door to:



### En Suite Shower Room

White suite incorporating WC, wash hand basin with cupboards under, and walk in double width tiled shower. Fitted mirror. Downlighters. Expel air. Heated towel rail. Double glazed opaque window overlooking side aspect.

### Bedroom 2

Double aspect room with double glazed leaded light window overlooking front aspect and double glazed window overlooking rear aspect. Vaulted ceiling. Fitted wardrobe Radiator. Door to:

### En Suite Shower Room

Majority tiled with a white suite incorporating wash hand basin with mixer tap, WC, and walk in shower. Heated chrome towel rail. Opaque leaded light double glazed window overlooking front aspect.

### Bedroom 3

Radiator. Double glazed window overlooking rear aspect.

### Bedroom 4

Radiator. Double glazed window overlooking rear aspect.

### Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and hand held shower attachment, WC, and wash hand basin with drawer units under. Downlighters. Fitted mirror. Heated chrome towel rail. Opaque double glazed leaded light window overlooking front aspect. .

### Outside

#### Detached Garage

With up and over metal door. Light and power. Eaves storage space. Pedestrian door to rear garden.

#### Front Garden

Feature storm porch with slate flooring, dwarf brick wall, wooden pillars and downlighters. Gravel driveway providing off street parking for several cars. Wooden fence and hedge. Flower beds. Flower bed with raised wooden sleeper surrounds. Covered bin storage area.

#### Rear Garden

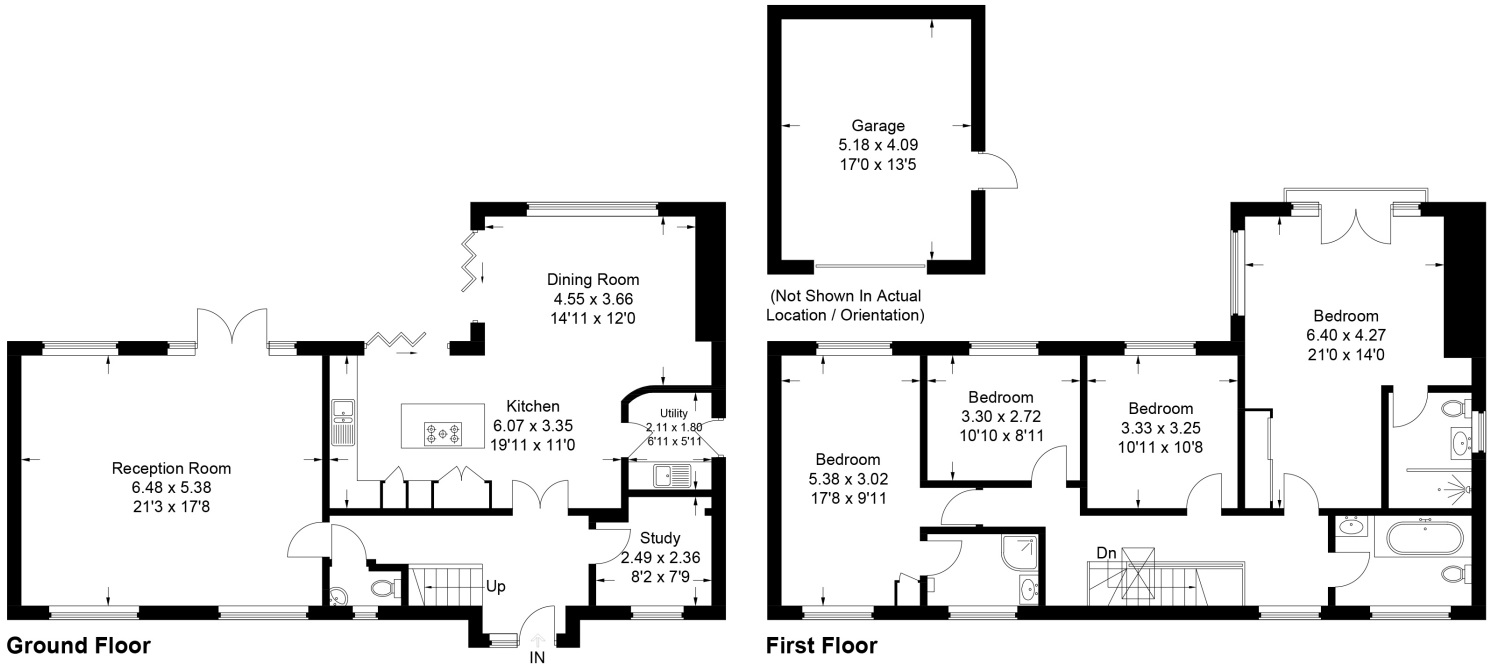
Good size rear garden over looking open fields. The garden is mainly laid to lawn with open fence and hedge borders. Variety of plants and shrubs. Patio areas. Two pedestrian side accesses with wooden gates. Outside light points.

### Agents Notes

Under Section 21 of the Estate Agents Act 1979 we declare that a member of staff has a personal interest in this property.



Approximate Gross Internal Area  
 Ground Floor = 97.3 sq m / 1,047 sq ft  
 First Floor = 95.4 sq m / 1,027 sq ft  
 Garage = 21.7 sq m / 234 sq ft  
 Total = 214.4 sq m / 2,308 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	69	
(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	

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