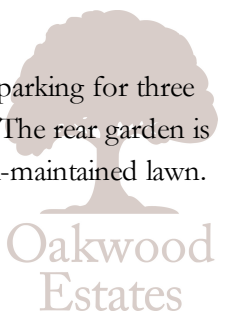




This well-proportioned two-bedroom detached bungalow is nestled in a quiet residential road in the popular village of Denham. Offering spacious interiors, a beautifully private garden, and a generous driveway with garage, the property presents excellent scope to modernise or extend (STPP), making it an exciting opportunity for downsizers, developers, or those looking to create a bespoke forever home. Upon entering, you are welcomed into a bright entrance hall that provides access to all principal rooms. To the rear, a spacious dual-aspect reception and dining room stretches over 22 feet and enjoys a lovely garden outlook. Large sliding doors open into a versatile conservatory, providing an additional living space with French doors that lead directly onto the garden. This is ideal for entertaining or relaxing year-round. To the front of the property, the kitchen and breakfast room is well-sized and filled with natural light from a bay window. The kitchen offers generous workspace and is currently fitted with a 4-ring Neff gas hob, oven, microwave, Siemens dishwasher, and LG washing machine. A side door provides convenient external access.

Both bedrooms are comfortable doubles. The principal bedroom enjoys views over the rear garden and features built-in wardrobes, while the second bedroom is front-facing and benefits from a bay window, free-standing storage, and built-in overhead units. A smartly refurbished family bathroom, completed in 2022, serves both bedrooms and includes a rainfall shower over a full-sized bath, modern tiling, WC, and basin.

Externally, the property offers excellent kerb appeal, with a carriage-style driveway providing off-street parking for three vehicles. A detached single garage with an automatic roller door and rear access adds further practicality. The rear garden is exceptionally private and enjoys an east to southeast-facing aspect, featuring a full-width patio and a well-maintained lawn. This creates an ideal setting for morning sunshine and outdoor dining.



Property Information

-  2 BEDROOM DETACHED BUNGALOW
-  MODERN FAMILY BATHROOM-
REFURBISHED IN 2022
-  POTENTIAL TO EXTEND (STPP)
-  WALKING DISTANCE TO DENHAM
GOLF CLUB STATION
-  EPC- C
-  1082 SQ FT
-  SPACIOUS RECEPTION/DINING ROOM
-  CARRIAGE DRIVEWAY WITH GARAGE
-  PRIVATE REAR GARDEN
-  COUNCIL TAX BAND- F



x2

Bedrooms



x2

Reception Rooms



x1

Bathrooms



x3

Parking Spaces



Y

Garden



Y

Garage

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.

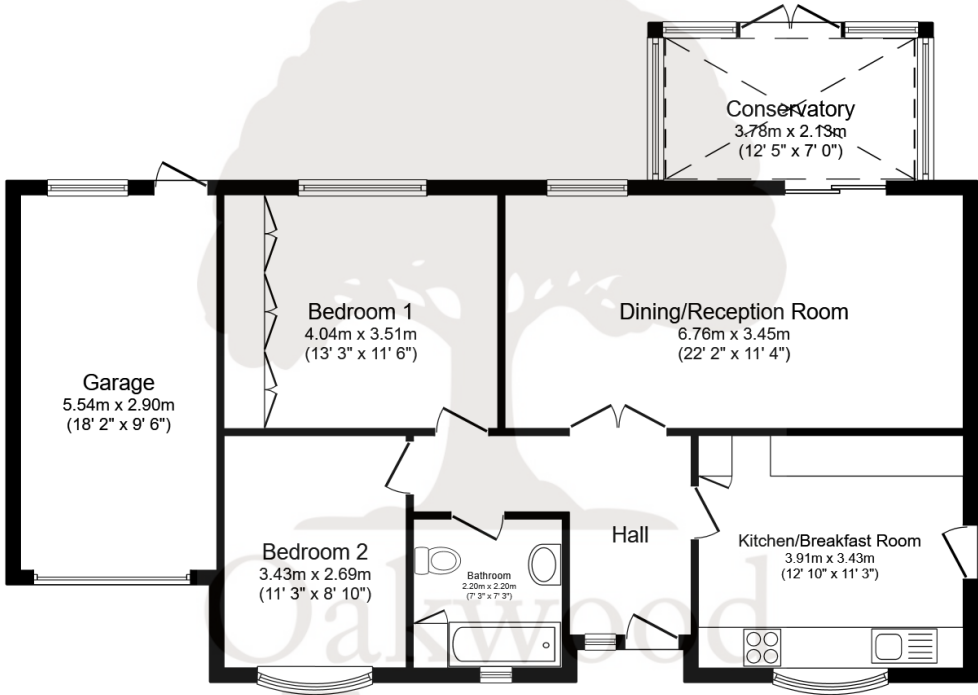
- The Chalfonts Community College
- Uxbridge High School
- The Beaconsfield School
- Burnham Grammar School
- The Misbourne School
- Denham Village Infant School
- Denham Green E-ACT Primary Academy
- Denham Montessori School
- The Gerrards Cross Church of England School
- Fulmer Infant School
- Gayhurst 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 F

Floor Plan



Floor Plan

Floor area 100.5 sq.m. (1,082 sq.ft.)

Total floor area: 100.5 sq.m. (1,082 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](#)

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+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T: 01753 981326

gerrardscross.enquiries@oakwood-estates.co.uk

www.oakwood-estates.co.uk