



Upon entering the property via a private porch, you are welcomed into a bright and inviting lounge. This space is bathed in natural light from a large front-aspect bay window and features hardwood flooring and a working feature wood burner, creating a cosy setting ideal for relaxing with family. The kitchen offers ample storage with both base and eye-level units, and is equipped with space for a four-ring electric hob, oven with grill, and space for a washing machine and dishwasher, making it the perfect space for preparing family meals.

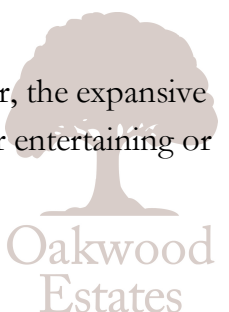
Rear-aspect windows and French doors fill the kitchen with light and lead directly into the sunroom. With windows on three aspects, the sunroom enjoys an abundance of natural light and a seamless connection to the south-east facing garden.

Upstairs, the principal bedroom is a generous double with built-in storage and a large front-aspect window.

The second bedroom is a spacious single, offering picturesque views over the open fields to the rear.

Completing the first floor is a spacious family bathroom, featuring a bathtub with power shower and integrated storage.

Externally, the property provides off-street parking for two vehicles at the front. To the rear, the expansive south-east facing garden benefits from private access to the fields beyond, an ideal space for entertaining or relaxing in the warmer months.






Property Information

-  2 BEDROOM TERRACED HOUSE
-  POTENTIAL TO EXTEND (STP)
-  1 BATHROOM
-  SOUTH EAST FACING GARDEN
-  FREEHOLD
-  EPC - C
-  CUL-DE-SAC LOCATION
-  CONSERVATORY/DINING ROOM
-  PRIVATE ACCESS TO FIELDS
-  GREAT FIRST TIME BUY
-  COUNCIL TAX BAND - D

  
x2  
Bedrooms

  
x2  
Reception Rooms

  
x1  
Bathrooms

  
x2  
Parking Spaces

  
Y  
Garden

  
N  
Garage

**External**  
The rear gardens are generous and back onto open countryside (with direct access). The garden is mainly laid to lawn incorporating a timber shed and further storage units. The area Is very well enclosed and offers plenty of privacy. There is a small patio area directly outside of the dining room.

**Transport Links**  
Train Stations: Gerrards Cross and Denham Stations are conveniently located nearby to Skylark 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.

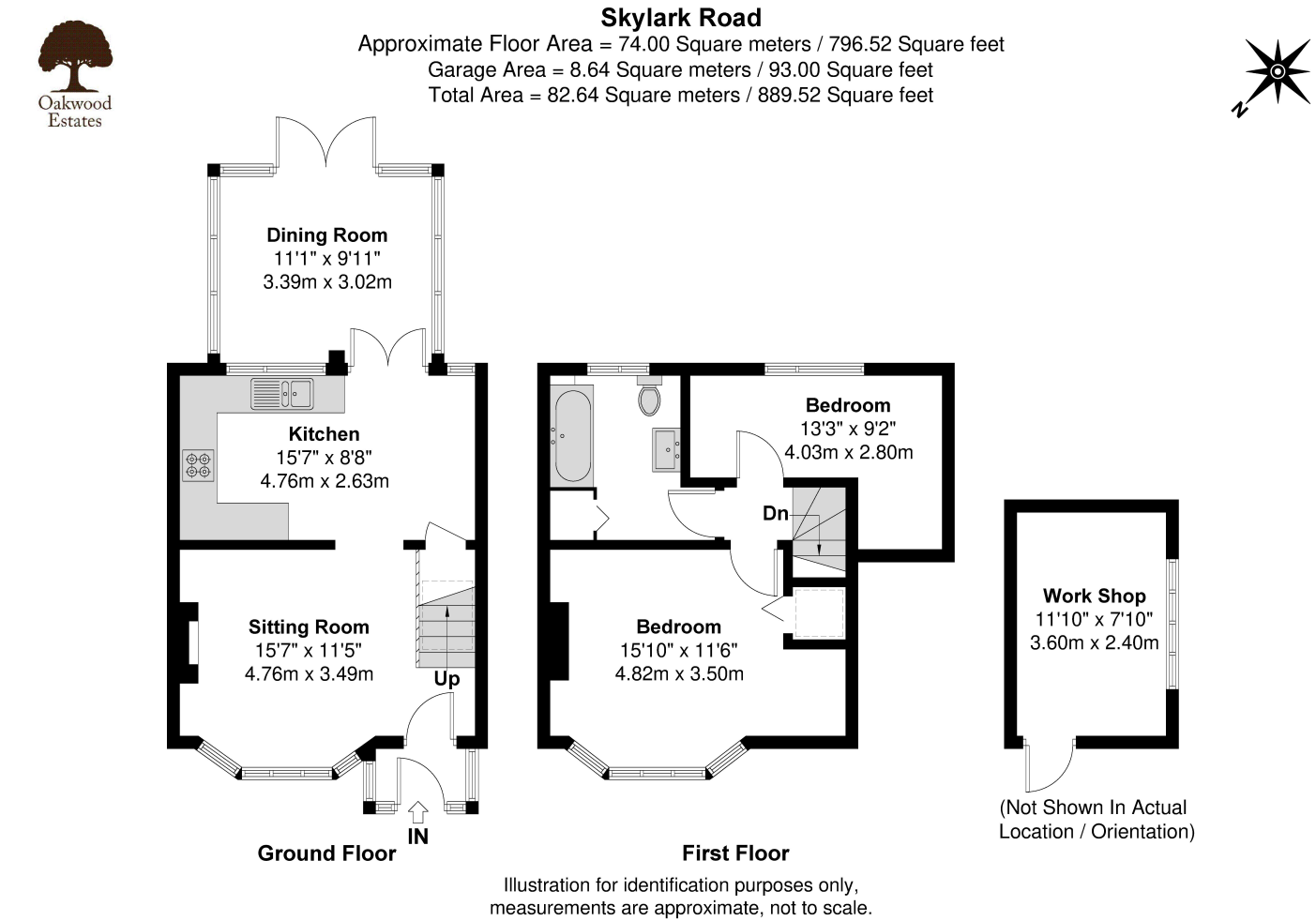
Road Networks: Skylark Road is well-connected to major road networks, providing easy access to surrounding areas and beyond. The village is situated near the intersection of the M40 and M25 motorways, allowing residents to travel by car to London, Oxford, Birmingham, and other destinations with relative ease. The A40 and A413 are also

accessible.  
**Schools**  
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
- Gayhurst School
- Thorpe House
- Berkhamsted School

**Council Tax**  
Band D

Floor Plan



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.

