



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



2a Upper Road, Denham, Uxbridge. UB9 5EJ.

£775,000

Hilton King and Locke are delighted to bring to market this 3-bedroom detached house in the sought-after Higher Denham. The property is presented in fantastic condition throughout and offers extremely spacious, bright accommodation arranged over two floors including a reception room, dining room, WC, kitchen and three double bedrooms. The property is set in within a large plot which provides potential for further extension of the property into the loft, side and rear subject to planning permission.

The front door leads into a bright, spacious entrance hall which provides access to the downstairs WC. The large living room provide ample space for multiple sofas and units and centres around the feature fireplace. The kitchen has units at both base and eye level allowing plenty of surface space and storage as well as space for appliances including fridge freezer, oven, hob and extractor, dishwasher and washing machine. To the rear of the property there is a large conservatory which currently situates a six seater dining table.

Moving to the first floor via stairs leading up from the living room, there is a central landing providing access to all three bedrooms and family bathroom which is a modern three-piece shower suite. All three bedrooms are double rooms with bedroom one and two spanning



the length of the property allowing plenty of room for additional storage, with windows at front and rear there is an abundance of natural light. Bedroom three is a slightly smaller double room with fitted wardrobes. From the landing you can access the loft via pull down ladder. The loft is boarded and insulated with a light and is very large, perfect for an extension (STPP).

To the side of the property there is a spacious garden laid mainly to lawn with raised decking and large outhouse. At the rear of the property there is a secluded patio area accessible via the doors off the conservatory and separate access to the garage. This property offers off street parking for multiple vehicles and gated side access into the garden.

This property is ideally positioned within minutes walking distance of Denham Golf Club station and provides easy access to central London as well as local areas such as Denham Village, Gerrards Cross, The Chalfonts and Uxbridge the M25/M40/M4 are all also easily accessible.




Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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2a Upper Road

Approximate Gross Internal Area

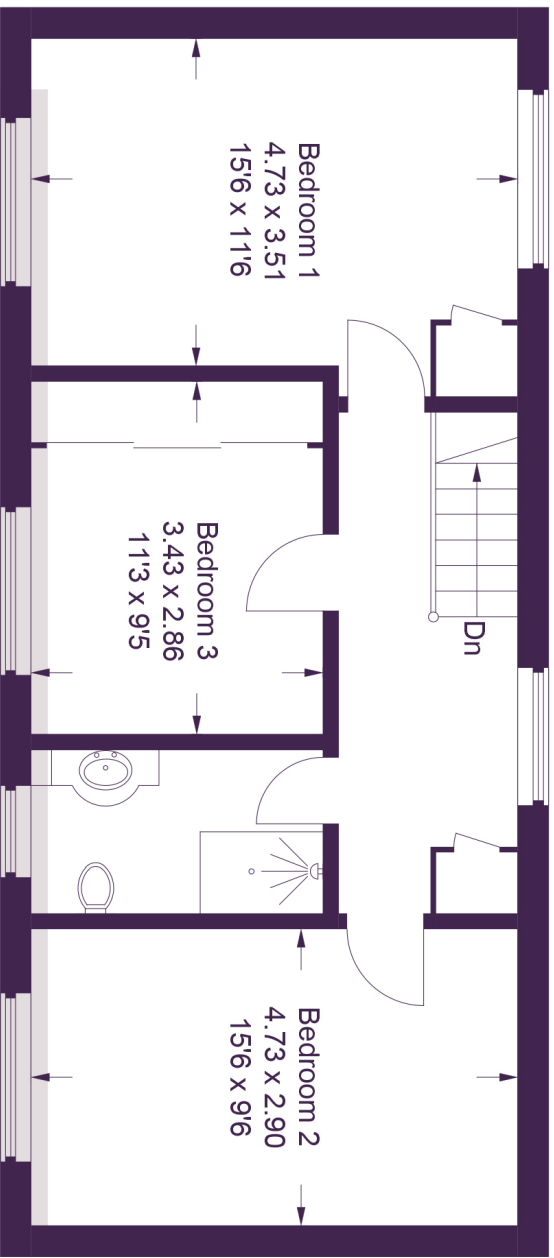
Ground Floor = 72.6 sq m / 781 sq ft

(Including Garage)

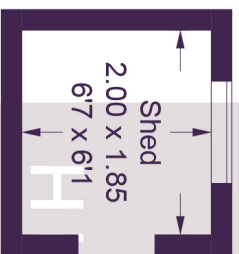
First Floor = 55.1 sq m / 593 sq ft

Shed = 3.7 sq m / 40 sq ft

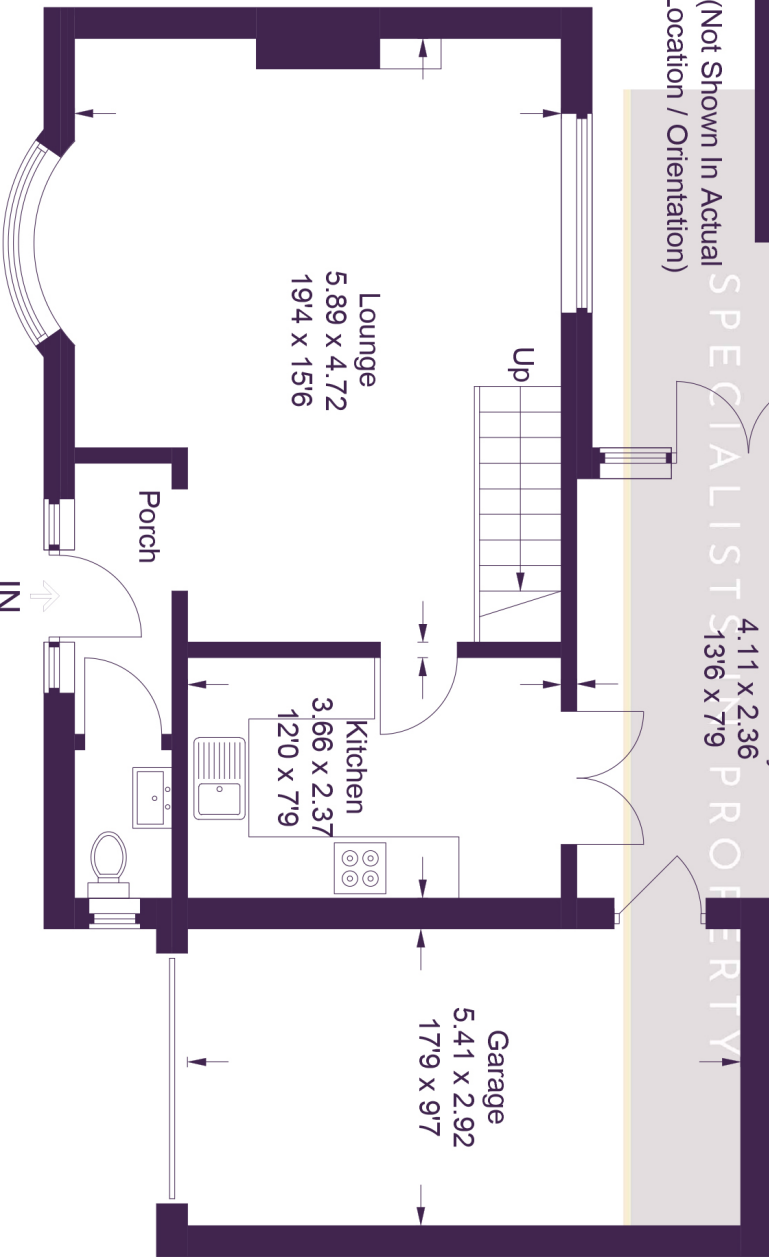
Total = 131.4 sq m / 1,414 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

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.