

rodgers
estate agents



Lower Road
Higher Denham, Buckinghamshire, UB9 5ED



£675,000 Freehold

RARELY AVAILABLE - WITH A GROUND FLOOR GRANNY ANNEXE/TEENAGER SUITE. An extended, stock brick built, semi detached house situated within a few minutes walk of Denham Golf Club train station and within a short drive of Uxbridge and Gerrards Cross, the M40, M25 and M4 motorways. The accommodation on the ground floor comprises an entrance hall, lounge, kitchen, dining room, sitting room, bedroom and shower room. On the first floor there are three bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for two/ three cars and a rear garden of over 80'.

Entrance Hall

Modern UPVC entrance door with opaque ornate leaded light double glazed insets. Wooden herringbone parquet flooring. Coved ceiling. Ceiling rose. Radiator with cover. Under stairs cupboard. Opaque double glazed leaded light window overlooking side aspect. Stairs leading to first floor and landing.

Living Room

14' 7" x 12' 5" (4.45m x 3.78m) Feature fireplace with wooden mantel and tiled hearth and with inset wood burning stove. TV point. Ornate coved ceiling. Dimmer switch. Radiator with cover. Leaded light double glazed window overlooking front aspect. Archway leading to:

Kitchen

10' 0" x 9' 2" (3.05m x 2.79m) Extremely well fitted with Shaker style wall and base units. Wood effect worktops. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob. Built in oven. Space for American style fridge/freezer. Plumbed for washing machine. Coved ceiling. Downlighters. Hidden lighting. Laminate flooring. Archway to:

Dining Room

12' 0" x 10' 2" (3.66m x 3.10m) Double aspect room with double glazed windows overlooking rear aspect and casement door with double glazed glass insets and double glazed windows either side leading to rear garden. Laminate flooring.

Bedroom 4

13' 0" x 10' 7" (3.96m x 3.23m) Fitted double wardrobe. Downlighters. Cupboard housing wall mounted central heating boiler. Radiator. Double glazed window overlooking rear aspect. Under stairs cupboard with light. Door to hallway. Door to:

Study

16' 4" x 7' 4" (4.98m x 2.24m) Downlighters. Radiator. Velux roof light. Dimmer switches. TV point. Double glazed window overlooking rear aspect. Casement door with double glazed glass insets leading to rear garden. Door to:

Shower Room

Partly tiled with a modern white suite incorporating walk in shower, WC, and wash hand basin with mixer tap, and drawer units under. Downlighters. Heated towel rail. Expel air. Opaque double glazed leaded light window overlooking front aspect.

First Floor

Landing

Access to loft. Airing cupboard with lagged hot water cylinder and with slatted shelving and cupboard over. Ornate coved ceiling. Ceiling rose. Opaque double glazed window overlooking side aspect.

Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m) Fitted floor to ceiling wardrobes. Laminate flooring. Dimmer switches. Downlighters. Ceiling rose. Radiator with ornate cover. Double glazed leaded light window overlooking front aspect.

Bedroom Two

12' 4" x 10' 0" (3.76m x 3.05m) Built in wardrobe with cupboard over. Ornate coving. Downlighters. Radiator with cover. Double glazed window overlooking rear aspect.

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m) Coved ceiling. Radiator with cover. Double glazed leaded light window overlooking front aspect. .

Bathroom

White suite incorporating bath with wall mounted shower attachment, WC, and wash hand basin with tiled splash back, mixer tap and drawers under. Downlighters. Expel Air. Opaque double glazed windows overlooking rear and side aspects.

Outside

To The Front

Crazy paved driveway providing off road parking for two cars,

To The Rear

Shingle patio with dwarf wall surrounds immediately to the rear of the property with steps leading to a shaped lawn area surrounded by flower beds stocked with mature shrubs and plants. Good size garden pond. Two wooden garden sheds. The garden is enclosed with timber fencing and is surrounded by established trees providing much seclusion. Outside light points. .



Approximate Gross Internal Area
 Ground Floor = 72.5 sq m / 780 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Total = 116.7 sq m / 1,256 sq ft

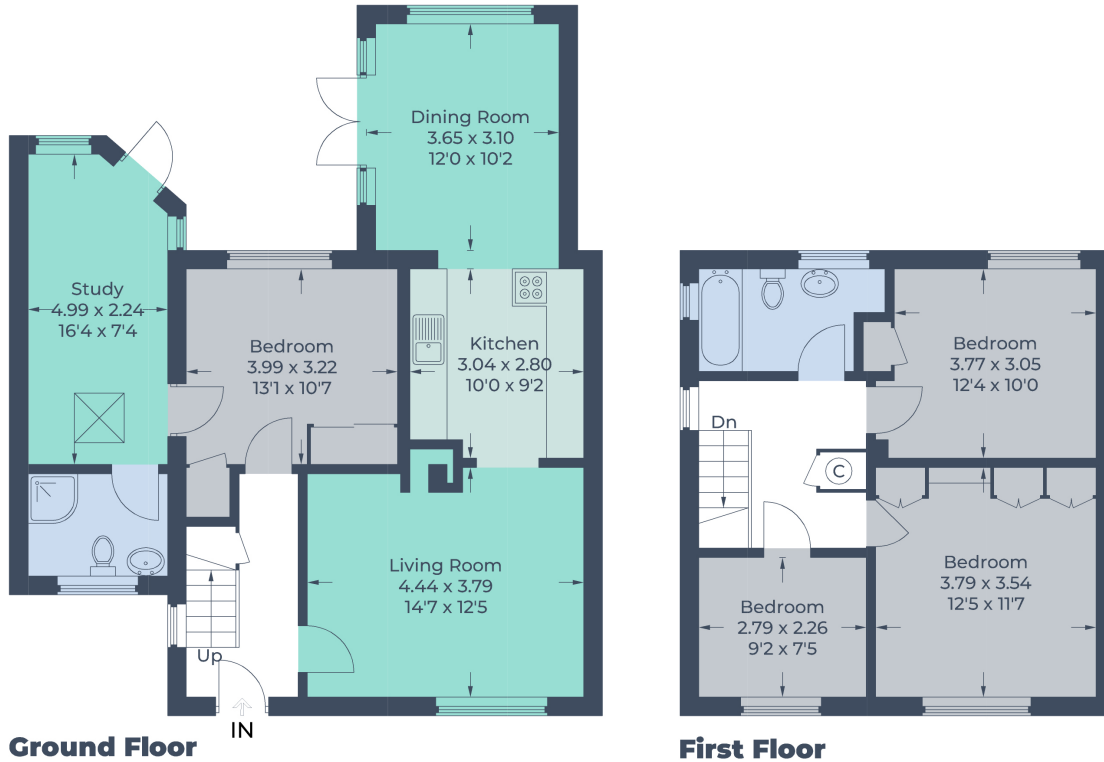


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for EXP - Rodgers



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com