

This extended and thoroughly modernised six bedroom semi-detached family home is situated on a generous plot in one of the most desirable roads in Denham Green and just a short walk from Denham Rail Station (Chiltern Line).

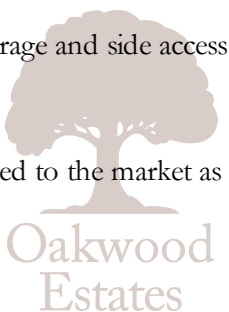
The substantial accommodation measures to approximately 2540 sqft and includes underfloor heating to the majority of the ground floor areas where there is a stunning 30ft granite fitted kitchen/family area with central island, skylight and bi-folding doors onto the rear garden. The ground floor also includes a 14ft bay fronted living room, 12ft dining room, a utility room, a downstairs cloakroom and a large and welcoming entrance hall.

To the first floor there are five well-proportioned bedrooms with a sixth bedroom (box room) which could be ideal as a cot room. The master bedroom benefits from an ensuite shower room and walk-in-wardrobe whilst there is also a contemporary four-piece family bathroom and access to boarded loft off the landing.






Externally, the 140ft south-facing rear garden is mainly laid to lawn and incorporates two timber sheds and a children's climbing frame and swings. There is also a patio area/terrace ideal for summer entertaining.






To the front of the house there is a large driveway with parking for up to five cars in addition to a 16ft garage and side access to the rear.

This property is an excellent family purchase due to its generous size and convenient location and is offered to the market as superbly presented.



Property Information

-  EXTENDED SIX BEDROOM SEMI-DETACHED FAMILY HOME
-  WALK TO TRAIN STATION (CHILTERN LINE)
-  UNDERFLOOR HEATING
-  MASTER BEDROOM WITH WALK-IN-WARDROBE
-  16FT GARAGE

-  2540 SQFT
-  30FT GRANITE FITTED KITCHEN/FAMILY AREA
-  3 RECEPTION ROOMS
-  FOUR PIECE FAMILY BATHROOM
-  140FT SOUTH-FACING GARDEN

					
x6	x3	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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

Tilehouse Way is well positioned close to local shops, leisure facilities, health club, mainline railway station (London Marylebone approx. 25 minutes) and the historic Denham Village- well known for its abundance of character and local pubs/restaurants. Denham Green is a popular and sought after residential area within a short commute to neighbouring Towns such as Gerrards Cross, Uxbridge. Also, to the M25/M40/M4 road networks and the London airports and is within the catchment area for many favored schools. The property is located approximately 0.4 miles from Denham station, within a close walk to the River Colne and local amenities such as the popular Denham golf club and Denham Garden Village.

Education

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are.

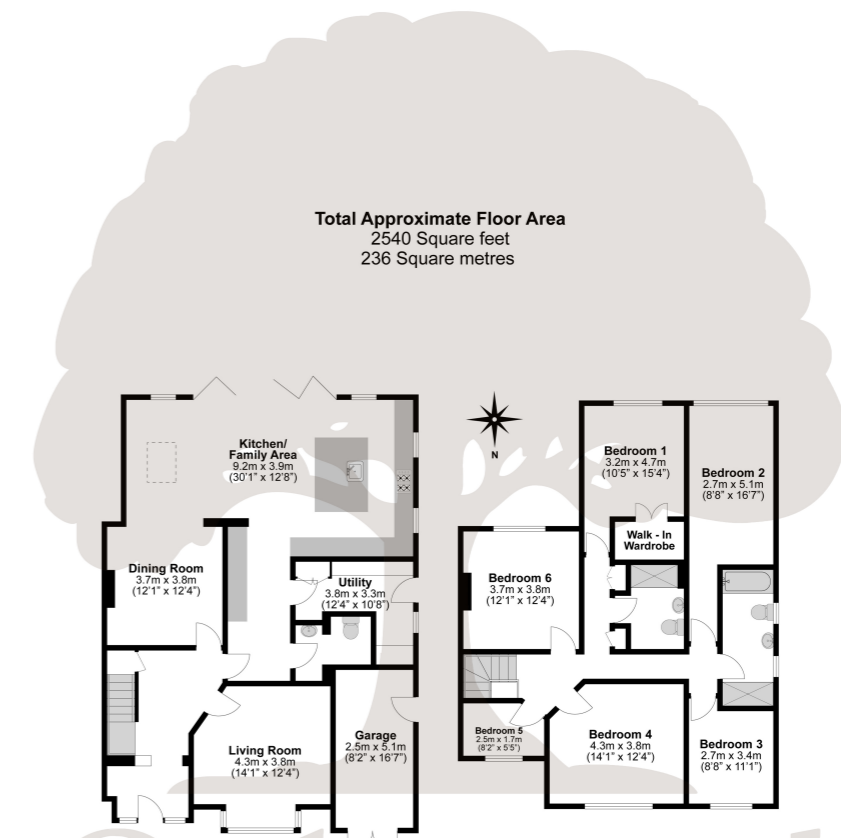
- The Chalfonts Community College
- Uxbridge High School
- The Beaconsfield School
- Burnham Grammar School
- The Misbourne School
- Denham Village Infant School
- Denham Green E-ACT Primary Academy
- Denham Montessori School
- The Gerrards Cross Church of England School
- Fulmer Infant School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- Davenies School
- The Beacon School

Please note that some of 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



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.

