



This two bedroom semi-detached bungalow is situated on a cul-de-sac road within a short commute of Uxbridge Town Centre / M40 and is offered to the market with no onward chain

The kitchen has been thoughtfully arranged with a range of floor and eye-level units and includes an oven with separate grill, a five-ring gas hob and a practical breakfast bar. This space opens seamlessly onto the dining area, creating an ideal setting for preparing family meals and everyday gatherings. The dining area itself is generously sized and enjoys views over the rear garden, with direct access to the rear patio, perfect for entertaining during the warmer months.

The principal bedroom is a spacious double with pleasant front-aspect views. Bedroom two is also a generous double, overlooking the rear garden. Completing the accommodation is the family bathroom, which features a bathtub with shower attachment, WC and basin.

Externally, the block-paved driveway provides off-street parking for up to three vehicles. To the rear, the private enclosed garden is mainly laid to lawn and benefits from a large patio area, offering an excellent outdoor space for families and for entertaining.

Property Information

-  SEMI-DETACHED BUNGALOW
-  EPC - C
-  CLOSE TO LOCAL AMENITIES

-  TWO BEDROOMS
-  COUNCIL TAX BAND - C
-  PEACEFUL RESIDENTIAL AREA

					
x2	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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:

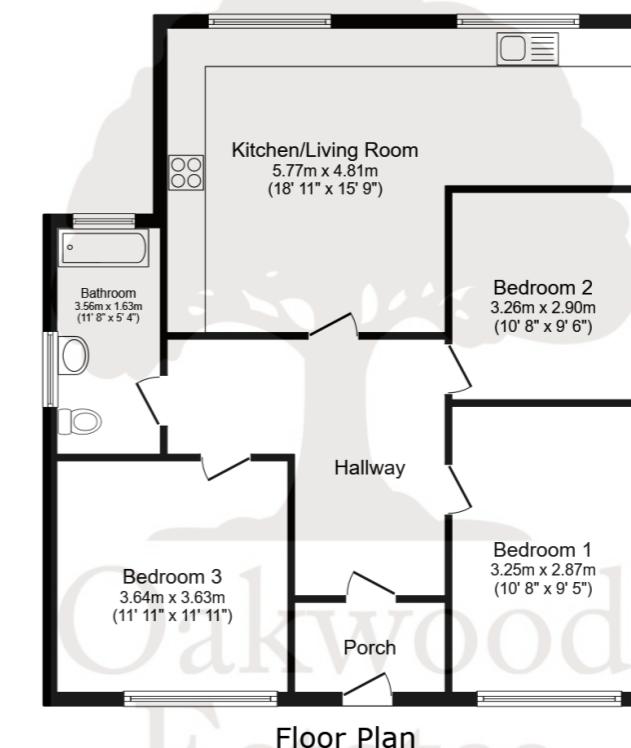
The Chalfonts Community College
Uxbridge High School
The Beaconsfield School
Burnham Grammar School
The Misbourne School
Denham Village Infant School
Denham Green E-ACT Primary Academy
Denham Montessori School
The Gerrards Cross Church of England School
Fulmer Infant School
Gayhurst School
Thorpe House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

Floor Plan

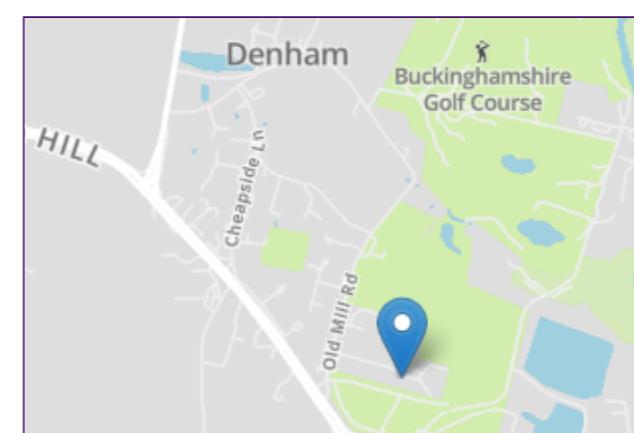


Floor area 89.2 sq.m. (960 sq.ft.)

Total floor area: 89.2 sq.m. (960 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 Govview.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	85
(81-91)	B	71
(69-80)	C	
(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		