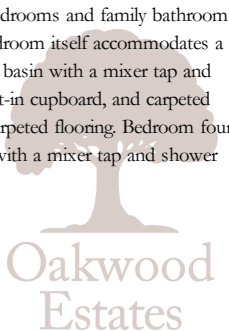




Oakwood Estates is pleased to introduce this elegantly extended semi-detached property featuring four bedrooms, three bathrooms, and four reception rooms. The residence boasts a fully enclosed landscaped rear garden, along with driveway parking for up to three cars. Conveniently located, it is just a 5-minute walk to Denham Train Station (Chiltern Line), providing easy access to London. The property is also in close proximity to the local bus network, a primary school, a gym, and various amenities. With its strategic location, it takes less than 5 minutes to reach the M40 and M25 by car. Additionally, the property falls within the catchment area for local grammar schools, making it an ideal choice for families and individuals working in London.










Upon entering the property, you step into the welcoming entrance hallway, illuminated by spotlighting. The staircase ascends to the first floor, and from here, doors lead to the study, living room, and dining room. The hallway also features an understairs cupboard, a coat and shoe cupboard, and custom white and grey flake MMA flooring. To the right, the study offers a well-lit space with spotlighting, a window overlooking the front aspect adorned with French shutters, internet points, additional plug points, and carpeted flooring. Adjacent to the study, the living room boasts pendant lighting, a ceiling speaker, and a large bay window with French shutters overlooking the front aspect. Additional features include a storage unit/bench beneath the window, a feature fireplace, wood-effect tiled flooring, and an open layout leading to the dining room. Ample space is provided for a large sofa. The dining room, adorned with spotlighting and ceiling speakers, offers a spacious setting with two openings leading to the family room and kitchen. It accommodates a 10-person dining table and chairs features a pantry with a French shutter-style door and showcases custom white and grey flake MMA flooring. Moving to the utility, you'll find spotlighting, a frosted window, and a door leading to the side passage. This space accommodates a wall-mounted boiler, a cylinder system, space for a washing machine and dryer, and offers space for an American-style fridge/freezer. The utility is plumbed for a sink if desired and features custom white and grey flake MMA flooring with underfloor heating. The downstairs shower room, with spot lighting, a frosted window overlooking the side passage, and a shower cubicle with a rain shower, also houses a low-level WC, a hand wash basin with a mixer tap and vanity unit below, a towel rail, and grey flake MMA flooring with underfloor heating. The family room and kitchen, well-lit with spot and pendant lighting, boast French doors and bi-folding doors opening to the garden. This versatile space features a frosted window overlooking the side passage, ample room for living room furniture, a mix of wall-mounted and base shaker kitchen units in Dust Grey, a range oven with an extractor fan above, a Butler-style sink with a mixer tap and hose attachment, an integrated fridge, quartz worktops, and a large kitchen island hand-painted with Farrow and Ball Hague Blue paint. The flooring is custom white and grey flake MMA and has the added benefit of underfloor heating.

Ascending to the first floor, the landing features a frosted window overlooking the side passage, pendant lighting, a loft hatch, and doors leading to the four bedrooms and family bathroom. The main bedroom impresses with a walk-in wardrobe featuring sliding mirrored doors, spotlighting, and a large window overlooking the rear garden. The bedroom itself accommodates a king-size bed, bedside tables, a dressing table, and a chest of drawers. It is carpeted and has an ensuite with a shower cubicle, a low-level WC, a hand wash basin with a mixer tap and vanity unit below, and a heated towel rail. Bedroom two features a pendant and spotlighting, a ceiling speaker, a window overlooking the front aspect, a built-in cupboard, and carpeted flooring. Bedroom three offers pendant lighting, a window with a view of the rear garden, a built-in cupboard, space for a double bed and bedside table, and carpeted flooring. Bedroom four includes pendant lighting, a window overlooking the front aspect, and space for a single bed, with carpeted flooring. The family bathroom comprises a bath with a mixer tap and shower attachment, a hand wash basin with a mixer tap and vanity unit below, a low-level WC, and a heated towel rail.



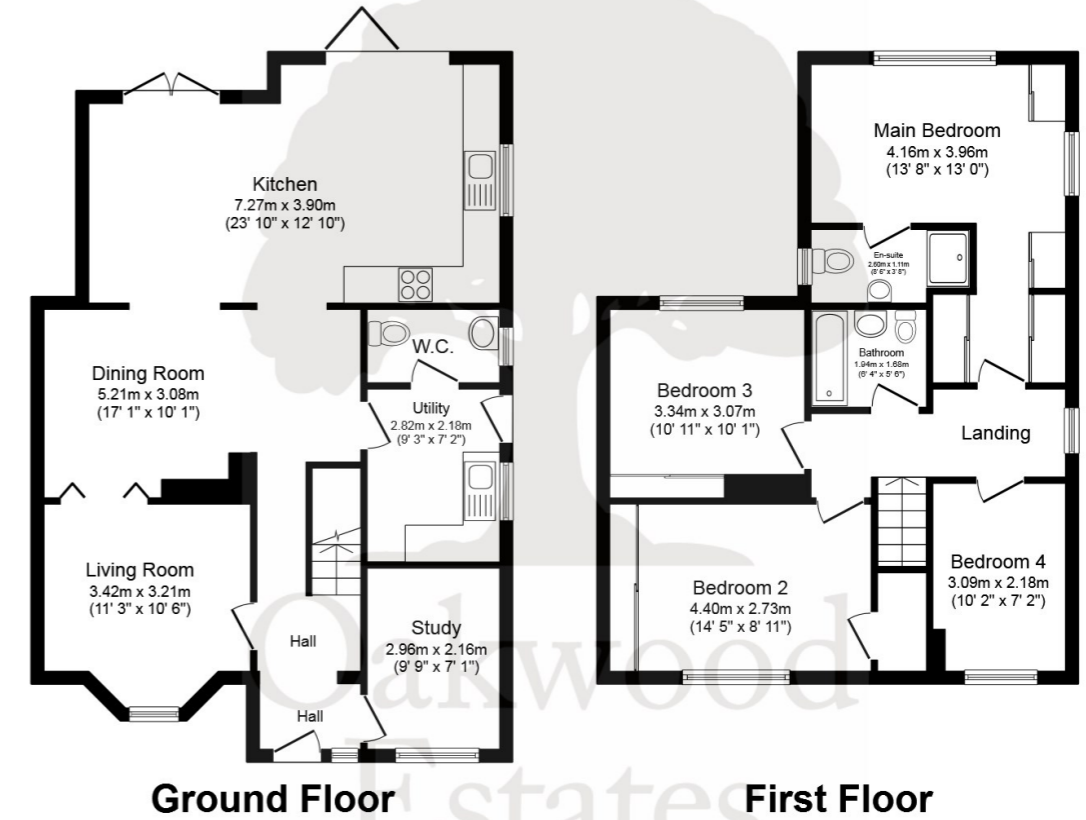


## Property Information

-  **FREEHOLD PROPERTY**
-  **FOUR BEDROOMS**
-  **THREE BATHROOMS**
-  **FULLY UPDATED BY THE CURRENT OWNERS**
-  **DRIVEWAY PARKING FOR 3 CARS**
-  **COUNCIL TAX BAND D (£2,176 P/YR)**
-  **FOUR RECEPTIONS**
-  **OPENPLAN KITCHEN/FAMILY ROOM**
-  **LANDSCAPED GARDEN**
-  **GREAT SCHOOL CATCHMENT AREA**

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| <b>x4</b>  | <b>x4</b>   | <b>x3</b>   | <b>x3</b>   | <b>Y</b>  | <b>N</b>  |
| <b>Bedrooms</b>  | <b>Reception Rooms</b>  | <b>Bathrooms</b>  | <b>Parking Spaces</b>   | <b>Garden</b>   | <b>Garage</b>   |

## Floor Plan



Total floor area 135.4 sq.m. (1,458 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### Front Of House

Situated prominently at the property's entrance, a spacious gravel driveway provides ample parking space for up to three vehicles. Ascending a dignified sandstone step, one is welcomed to the front door. A carefully curated flower bed, adorned with a delightful array of plantings and wisteria trees, graces the surroundings. The floral display is skillfully framed by charming cobblestones, creating a visually appealing border. Enhancing the aesthetic appeal sturdy iron railings gracefully line both sides of the pathway. Further contributing to the property's boundary, a resilient brick wall, interspersed with elegant railings, stands as a testament to craftsmanship. This not only adds a sense of security but also imparts a timeless architectural touch. Additionally, the thoughtful design includes a convenient side gate, facilitating easy access to the rear garden.

### Rear Garden

The recently redesigned back garden showcases meticulous landscaping, predominantly featuring a lush lawn. Adjacent to the property is a Marshal stone patio, while towards the rear, a second patio adorned with sandstone offers generous space for a barbecue, dining table, chairs, and sun loungers. Spanish-style raised flower beds, accentuated by pristine white walls, create ample planting areas, contributing to the garden's aesthetic charm. Practical additions enhance the functionality of the space, including a garden shed, a convenient side passage leading to the gate and driveway, an outdoor water tap, and strategically placed electric points. The garden is thoughtfully enclosed with newly installed fences on either side and a resilient brick wall at the rear, making it an ideal and secure haven for both children and pets.

### Tenure

Freehold Property

### Council Tax Band

Band D (£2,176 p/yr)

### Land/Plot Area

0.07 Acres (295.00 Sq.M.)

### Mobile Coverage And Internet Speed

5G voice and data. Ultrafast Internet.

### Transport

The property benefits from its proximity to various transportation hubs, with Denham Rail Station a mere 0.29 miles away, offering convenient access to local and regional destinations. For those preferring underground travel, Uxbridge Underground Station is approximately 2.62 miles away, providing access to the London Underground network. Additionally, West Ruislip Rail Station is located approximately 2.91 miles away, expanding commuting options further. Motorway access is also convenient, with the M40 just 1.8 miles away and the M25 approximately 2.7 miles away, facilitating easy travel by car. Heathrow Airport is conveniently situated 9.5 miles away, ideal for those who frequently travel by air. Furthermore, residents can enjoy the convenience of a robust bus network, offering services to Heathrow, Uxbridge, Ruislip, Watford, and various other destinations.

### Schools

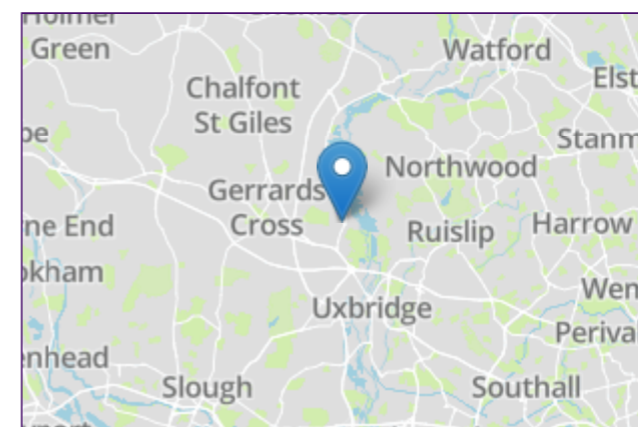
The property benefits from having a great school catchment area. This includes the schools Denham Green E-Act Academy / The Chalfonts Community College / Beaconsfield High School (Girls) / Dr Challoner's High School (Girls) / Dr Challoner's Grammar School (Boys) / The Royal Grammar School, High Wycombe (Boys) / John Hampden Grammar School (Boys) / Plus many more.

### Area

Nestled in the picturesque county of Buckinghamshire in the South East of England, Denham Green offers a charming blend of convenience and tranquility. Within a leisurely stroll, residents can access a variety of local amenities, and the proximity of Denham Train Station (Chiltern Line), located just under half a mile away, provides easy access to London Marylebone and Birmingham. For those commuting or travelling, the area is strategically positioned near major motorways (M40/M25) and Heathrow Airport, facilitating seamless connectivity. Residents can enjoy a well-rounded lifestyle with proximity to local services, including a nearby GP, a fitness centre, the scenic Denham Country Park, and the picturesque Grand Union Canal.

### Additional Information

UNDER THE ESTATE AGENTS ACT OF 1979 WE ARE REQUIRED TO INFORM YOU THAT A EMPLOYEE OF OAKWOOD ESTATES HAS A PERSONAL CONNECTION WITH THE PROPERTY.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | 77                      | 85        |
|   |          | EU Directive 2002/91/EC |           |