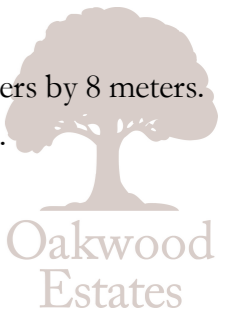












Upon entering the property, you're welcomed by a bright and inviting hallway. To your right, the main living room boasts a large front-facing window that floods the space with natural light. The kitchen, located at the rear of the property, is a standout feature, with stylish bifold doors that open to a south-facing garden. It is equipped with AEG appliances, space for a large American-style fridge freezer, and an inbuilt wine fridge. The ground floor also includes a utility room with external access and a convenient downstairs WC located under the stairs. For added comfort, underfloor heating runs throughout the entire ground floor.

Upstairs, the smallest bedroom, positioned at the rear of the property, comfortably fits a double bed and overlooks the garden. The second bedroom, also rear-facing, offers additional space and flexibility to be outfitted with additional cupboards. These two bedrooms share a well-appointed family bathroom, featuring demisting mirrors, a toilet, a bath/shower, and a basin, all finished to a high standard. The principal bedroom, located at the front of the property, features its own ensuite shower room and a dedicated dressing area, providing a touch of luxury.

Externally, the property boasts a south-facing rear garden measuring approximately 12 meters by 8 meters. The front of the property provides ample parking space for around 6-8 cars.



Property Information

-  NEW BUILD DETACHED FAMILY HOME
-  2 BATHROOMS (1 ENSUITE)
-  CUL DE SAC LOCATION
-  EPC- PENDING
-  COUNCIL TAX BAND- TBC
-  3 BEDROOMS
-  UNDERFLOOR HEATING DOWNSTAIRS
-  HIGH SPEC AND MODERN DÉCOR THROUGHOUT
-  SOLAR PANELS AND AIR SOURCE HEAT PUMP
-  1270 SQ FT

					
x3	x1	x2	x6	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.

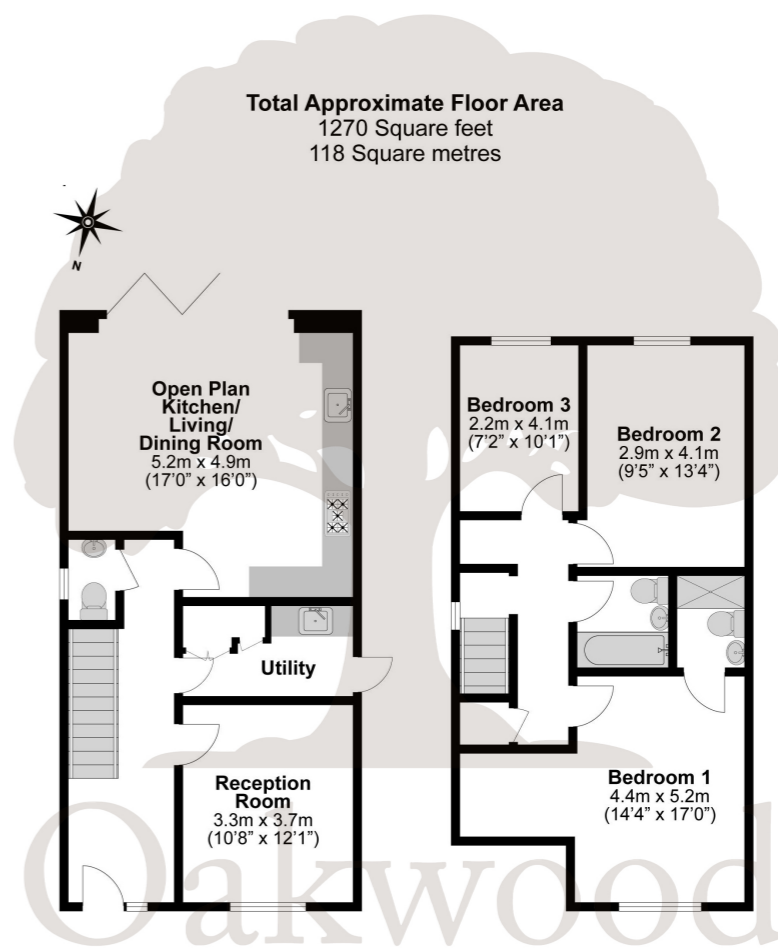
Local Schools

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

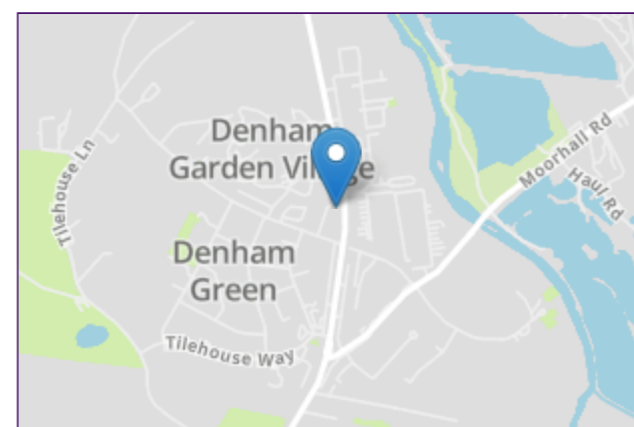
Please note that some of these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	91
(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	