



Middle Road
Denham, Buckinghamshire, UB9 5EG



Guide Price £700,000 Freehold

A superb opportunity to purchase this four bedroom detached bungalow on a good sized plot with a large South facing rear garden, being sold with NO ONWARD CHAIN. The property is situated in a sought after residential location in Denham, conveniently located for Denham Golf Club Chiltern Line Station with its fast trains into London, together with easy access to the A40/M40 and M25. The accommodation comprises of an entrance hallway, lounge/sitting room, modern fitted kitchen, four bedrooms and modern bathroom. The property would benefit from some moderate finishing off, allowing the buyers to put their own stamp on bungalow. The property also benefits from the large South facing rear garden and a private driveway with off street parking to the front. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance Hallway

Side aspect door with glazed panels. Wooden flooring. Radiator. Loft access hatch. Ceiling spotlights. Built in storage cupboard.

Lounge / Sitting Room

14' 6" x 12' 8" (4.41m x 3.87m)
Double glazed rear aspect sliding door leading to the garden and double glazed side aspect opaque window. Carpet and radiator. Ceiling spotlights. Door to bedroom three.

Kitchen

12' 1" x 9' 11" (3.69m x 3.03m)
Double glazed rear aspect window and double glazed side aspect opaque window. Side aspect door with double glazed panel. Range of wall and base units. Built in oven with induction hob above. Spaces for appliances. Stainless steel sink and drainer unit. Wooden flooring. Ceiling spotlights. Wall mounted boiler.

Bedroom One

13' 11" x 11' 0" (4.24m x 3.35m)
Double glazed front aspect bay window. Wooden flooring. Radiator.

Bedroom Two

11' 7" x 12' 3" (3.52m x 3.73m)
Double glazed front aspect bay window. Wooden flooring. Radiator.

Bedroom Three

17' 11" x 7' 10" (5.46m x 2.39m)
Double glazed front aspect bay window and double glazed rear aspect window. Side aspect door with double glazed panel leading to the rear garden.

Bedroom Four

10' 8" x 8' 2" (3.26m x 2.49m)
Double glazed front aspect window. Wooden flooring. Radiator. Fitted wardrobes.

Bathroom

Double glazed rear aspect windows with frosted lower panels. Bath with built in shower above. Pedestal hand wash basin. Low level WC. Tiled flooring and mainly tiled walls. Heated towel rail. Ceiling spotlights. Extractor.

Council Tax

The property is council tax band E, Buckinghamshire Council.

Front Garden

Front garden, mainly lawn/soil.

Rear Garden

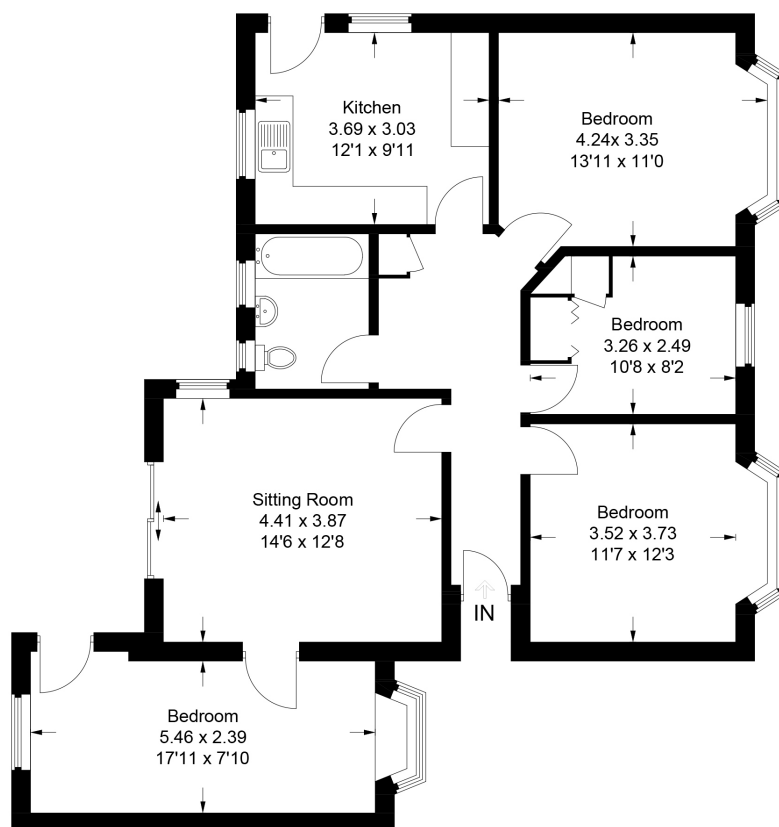
The property benefits from a large South facing rear garden, mainly lawn with paved patio areas. Passageway both sides of the bungalow leading to the front of the property.

Private Driveway & Parking

The bungalow also benefits from a private driveway with off street parking to the front.



Approximate Gross Internal Area
94.5 sq m / 1,017 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(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	

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