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SPECIALISTS IN PROPERTY



22 Ranston Close, Denham, Uxbridge, Buckinghamshire. UB9 5JX.

£475,000 Freehold

A modern three bedroom mid terraced home which comes to the market with no upper chain.

In total there is 922 square ft of accommodation on offer and this property is close to Denham Station, good local schools and amenities.

Accommodation on the ground floor includes an entrance hall, cloakroom, a 13'8 x 9'10 reception room, a 16'6 x 10'4 kitchen/dining room that has a twin aspect at the rear plus a door giving access to the garden. There is also space here for a dining table and chairs.

Upstairs are three well proportioned bedrooms, bedroom one measures 11'2 x 9'2, bedroom two 12'4 x 9'5 and bedroom three 9'5 x 7'2, with both bedrooms one and three overlooking the rear and the garden, and bedroom two having a front aspect. A family bathroom completes the accommodation.

To the outside and the front, there is off street parking, and to the rear is a private garden with a patio and lawn.



## THE AREA

Denham Station is less than a mile from the property and provides a mainline station with fast trains into London Marylebone in approximately 30 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Uxbridge and West Ruislip tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Denham Green Primary Academy and Denham Woodland Nursery are both nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



### Important Notice

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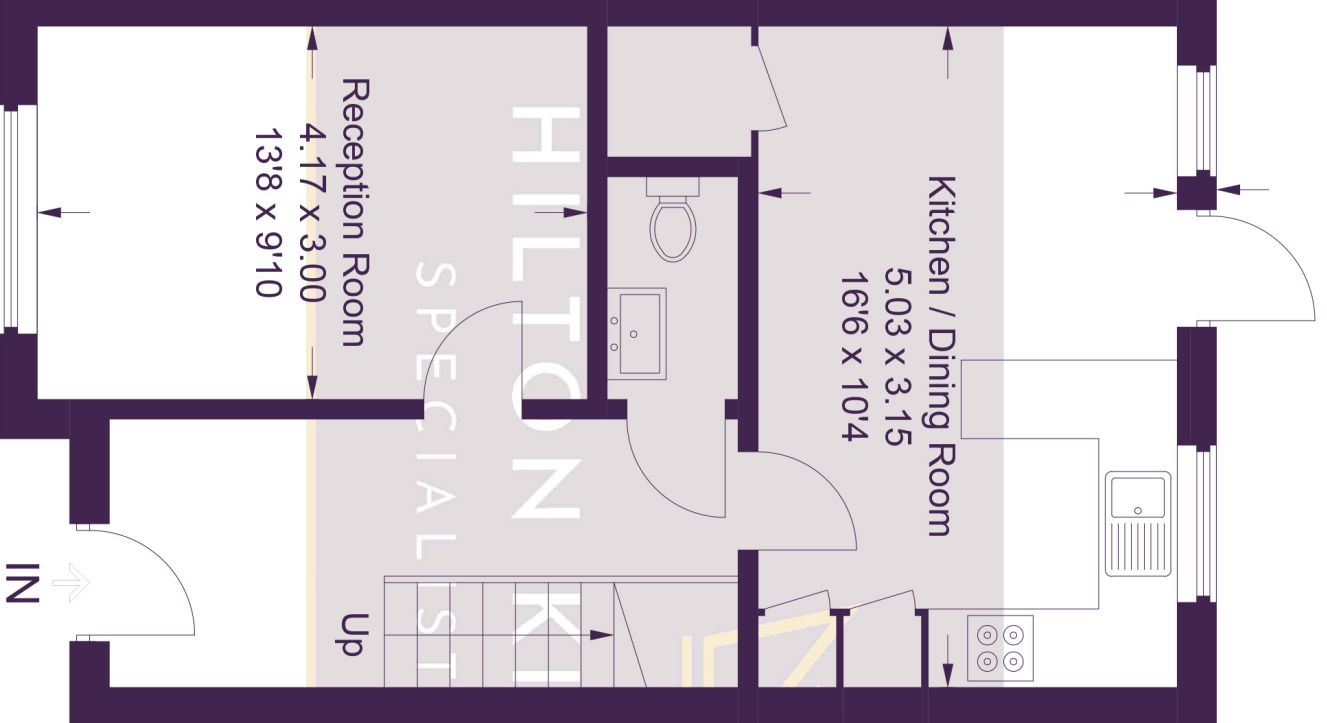


20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

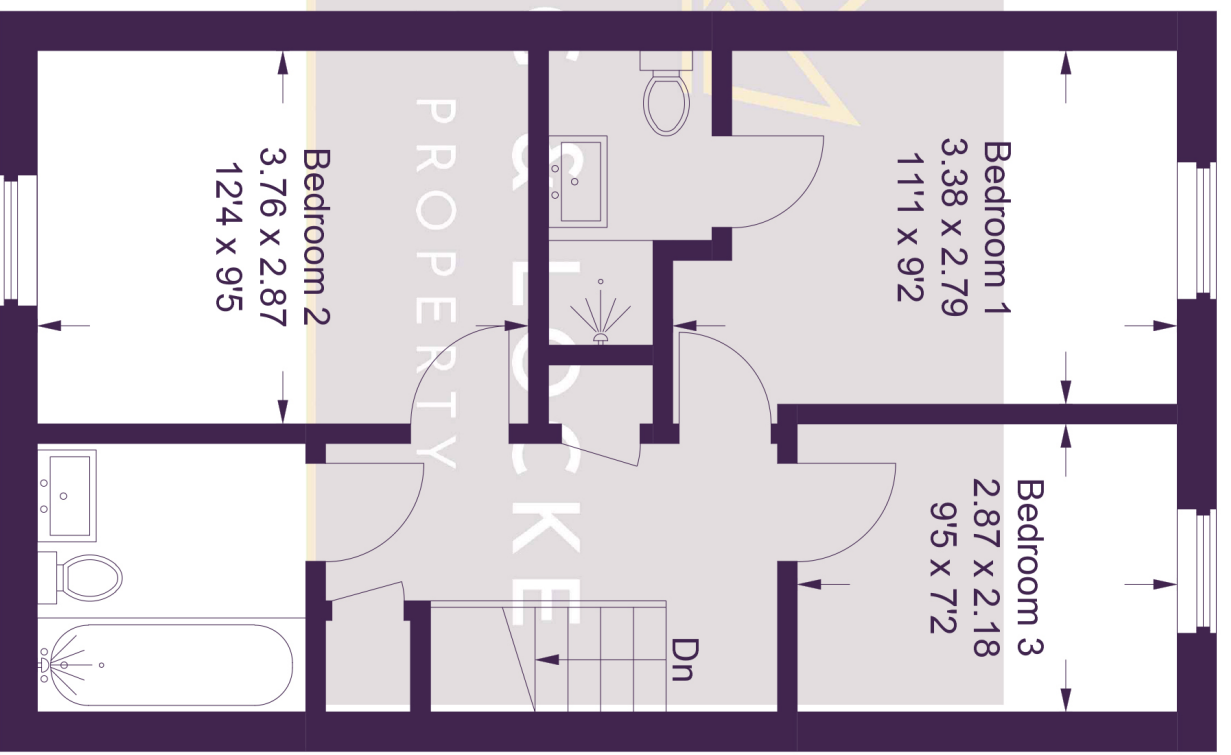
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# 22 Ranston Close

Approximate Gross Internal Area  
85.6 sq m / 922 sq ft



## Ground Floor



## First Floor

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.