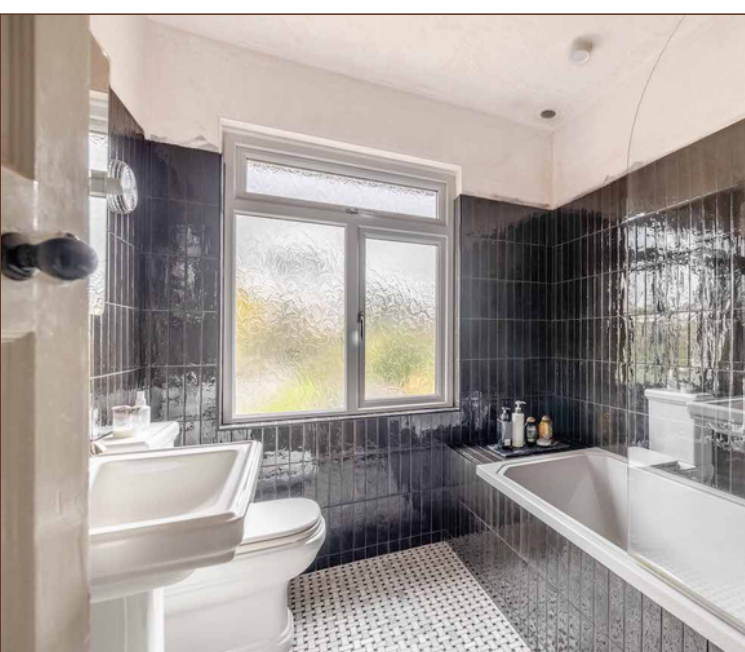
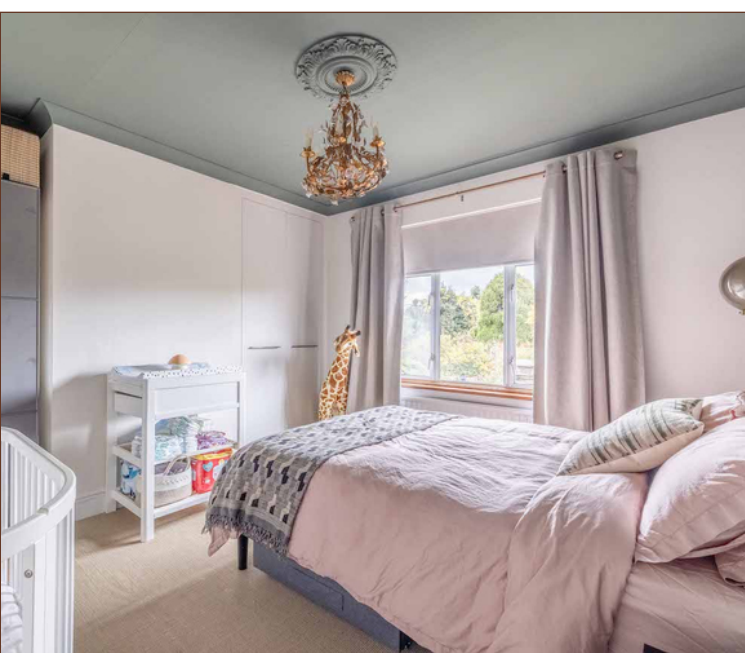
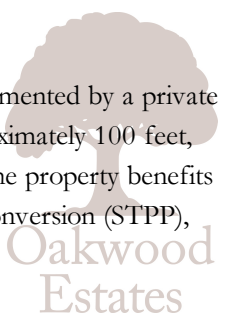




Upon entering the property, you are welcomed by a bright and spacious hallway that immediately sets the tone for the home's contemporary and high-quality finish. The hall benefits from bespoke triangular LVT flooring, while custom Tylo cabinetry adds both character and practicality. To the left, the generous reception room features a large front-aspect bay window, modern carpeting, and a curved radiator, creating a warm and inviting space ideal for relaxing with family or entertaining guests. At the heart of the home is a beautifully designed kitchen and dining area, continuing the bespoke flooring and underfloor heating. This impressive space offers an extensive range of storage units, a combination gas and induction hob, oven with separate grill, and provisions for both washer and dryer. Integrated appliances include an extractor fan, dishwasher, fridge/freezer, and a wine fridge, ensuring convenience and a sleek, cohesive look. Two rear-aspect windows and French doors fill the space with natural light and provide seamless access to the garden, making this the perfect hub for family life and entertaining. A modern WC with underfloor heating and a new side-aspect window completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a spacious double currently accommodating a super-king-sized bed and features a front-aspect bay window and colour-matched fitted wardrobes. Bedroom two is another comfortable double with rear garden views and integrated storage, while bedroom three – currently used as a dressing room – is a versatile space suitable as a home office, playroom, or nursery. The luxurious family bathroom features elegant marble flooring, a bathtub with rainfall shower, and stylish fittings.

Externally, the property continues to impress. A large driveway provides parking for up to six vehicles, complemented by a private front garden and substantial tandem garage. To the rear, the beautifully maintained garden extends to approximately 100 feet, offering an excellent space for outdoor dining, relaxation, and entertaining throughout the warmer months. The property benefits from approved planning permission for a large single-storey rear extension and offers potential for a loft conversion (STPP), providing superb scope for future development.



Property Information

Floor Plan

- | | |
|---|---|
|  SEMI DETACHED 3 BEDROOM HOUSE |  RECENTLY RENOVATED TO A HIGH STANDARD |
|  APPROVED EXENSTION PLANS |  1453 SQ FT |
|  DOWNSTAIRS W.C |  CIRCA 100FT GARDEN |
|  20FT GARAGE |  GRAMMAR SCHOOL CATCHMENT AREA |
|  EPC - D |  COUNCIL TAX BAND - E |

					
x3	x1	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Planning Permission

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m for which the maximum height would be 3.00m.

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.

- Dr Challenor's High School
Dr Challoner's Grammar School
Chesham Grammar School
The Royal Grammar School
John Hampden Grammar School
The Chalfonts Community College
Gayhurst School
Thorpe House School
St Mary's School, Gerrards Cross
Denham Village School
Denham Green E-Act Academy
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 E



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.

