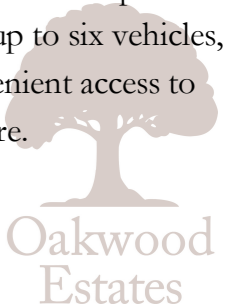




As you enter the newly refurbished property you are welcomed into a cozy porch exuding warmth, leading seamlessly into the expansive reception room adorned with polished hardwood floors. Continuing through, you'll discover the spacious kitchen dining area, featuring sleek slate flooring, ample storage space, and luxurious touches such as a Rangemaster cooker and elegant granite countertops. Adjacent, there's a convenient utility area for added practicality. The ground floor also boasts understair storage and a convenient WC for added convenience.

Ascending the staircase, you'll find three well-proportioned bedrooms, with the first two bedrooms benefiting from built-in storage solutions. These bedrooms are serviced by a generously sized family bathroom, offering both comfort and functionality.

The property has a low-maintenance private garden and patio area, perfect for enjoying outdoor activities or simply soaking up the serene ambiance. A standout feature of this enchanting property is its secluded position being well set back from the road and boasting a sprawling private driveway with room for up to six vehicles, secured by electric gates. Moreover, its prime and very sought-after location ensures convenient access to nearby amenities, schools, and transportation links, further enhancing its allure.

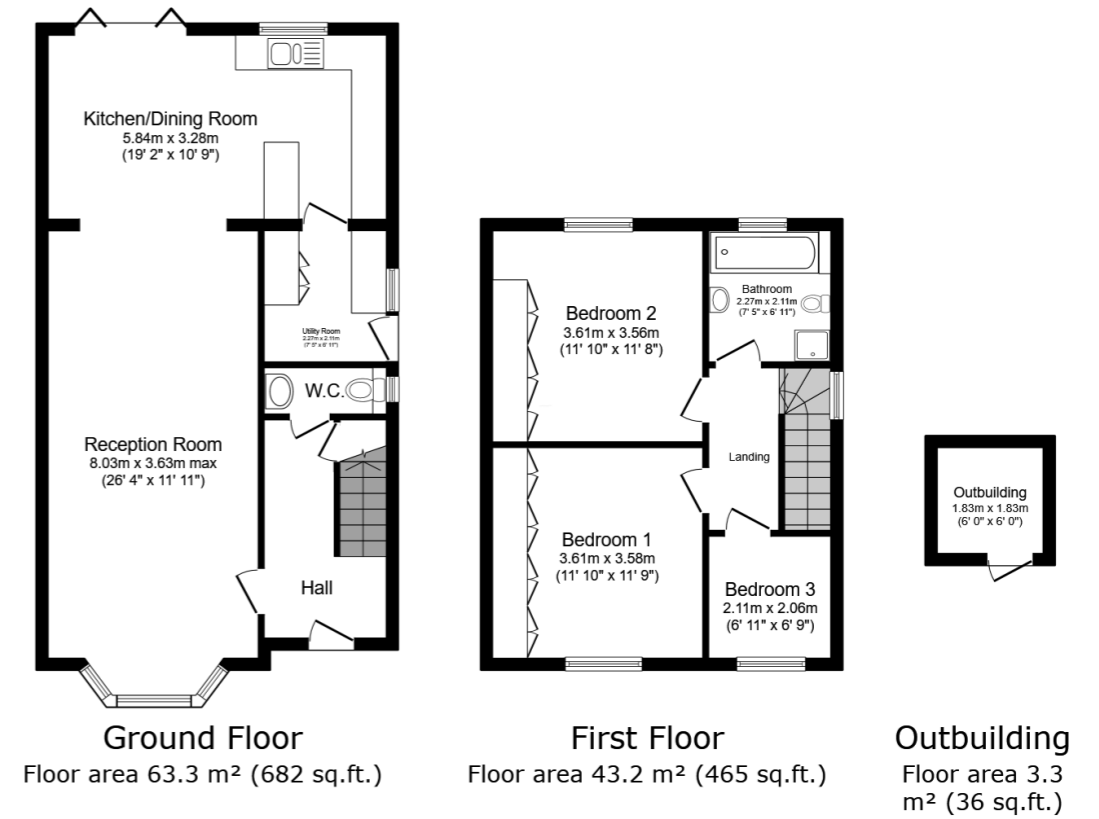


## Property Information

-  3 BEDROOM DETACHED HOUSE
-  DRIVEWAY WITH ELECTRIC GATES
-  UTILITY ROOM AND GUEST WC
-  WALKING DISTANCE TO DENHAM GOLF CLUB STATION
-  1182 SQ FT
-  RECENTLY REFURBISHED
-  OPEN PLAN LIVING AND DINING AREA
-  PRIVATE REAR GARDEN
-  COUNCIL TAX BAND- F, EPC- D
-  NO ONWARD CHAIN

					
x3	x2	x1	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



TOTAL: 109.8 m<sup>2</sup> (1,182 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

### 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.

### 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 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 F

