

# Moorfield Road

Denham • Buckinghamshire • UB9 5BY

Guide Price: £375,000



coopers  
est 1986

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Offered to the market is this fantastically presented two bedroom two bathroom retirement flat set in the ever popular McCarthy and Stone development at Landmark Place.

Landmark Place briefly consists of only 37 apartments along with a communal lounge, library, hobby's room, sun lounge and even private gardens across the development offering a vast array of activities across these different areas. Landmark Place also has the added luxury of an on-site guest suite at only £25 per night subject to availability. The flat itself consists of two double bedrooms two sizable bathrooms, large living/dining area, well equipped kitchen space and the added luxury of a private garden.

Two bedroom ground floor apartment

McCarthy and Stone development

Over 60's

Private garden

Communal lounge areas

Two bathrooms

Onsite management daily

Secure development

Wheelchair friendly throughout

Stones throw to numerous amenities

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

As you enter the flat via the communal hallway you are welcomed by a sizable hallway spanning from left to right of the property. Turning right down the entrance hallway takes you into the sizable living/dining area which spans a fantastic 20x12 feet. The light filled living space has the added benefit of access to the private garden along with access directly to the well equipped kitchen which offers ample worktop space and an abundance of storage. Adjacent to the living room is the master bedroom which has the added luxury of a walk in wardrobe alongside an en-suite wet room style shower room. Next door to the master bedroom is the second bedroom which again is generous in size with a further shower room just next door. Concluding the apartment is an abundance of large storage cupboards.

### Outside

This fantastic ground floor apartment has the fantastic luxury of a private garden accessed via the living room. The private garden consists of a patio area allowing a fantastic space for some private entertaining when guests visit. Landmark Place also consists of communal grounds which allows a great space to relax with fellow residents of the development.

### Location

Landmark Place is situated in Denham Green, with a range of shops and local amenities within walking distance and a bus stop directly outside the development. This sort after area is surrounded by open countryside, yet it is less than 20 miles from Central London with excellent road and rail links to the capital. Nearby towns include Gerrards Cross, Beaconsfield, Uxbridge and Rickmansworth. Denham train station is a short distance away so travelling further afield when you want to is easy. In Gerrards Cross, three miles away, you will find independent boutiques, coffee shops, Marks and Spencer and a large Tesco, while in High Wycombe, there is a popular John Lewis department store. Denham Green is surrounded by countryside and offers a range of country parks and golf clubs.



Schools:



Train:

Denham 0.2 miles  
Denham Golf Club 0.8 miles  
Gerrards Cross 2.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (85-88)		
B (82-84)		
C (79-81)		
D (76-78)		
E (73-75)		
F (69-72)		
G (65-68)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.