

# Upper Road

Denham • Buckinghamshire • UB9 5EJ  
Offers In Excess Of: £700,000



coopers  
est 1986

# Upper Road

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A well-presented four bedroom detached chalet bungalow in the sought after Higher Denham area, close to Denham Golf Club train station. The property offers spacious and flexible accommodation including four bedrooms, three bathrooms and a modern conservatory. Outside, there is off road parking for numerous cars and a low maintenance tiered rear garden great for entertaining throughout the summer months.

Detached chalet bungalow

Four bedrooms

Three bathrooms

Two reception rooms

Conservatory

Kitchen/breakfast room

Tiered garden

Off road parking

Sought after location

Close to station

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.





### **Situation**

Upper Road is situated in the sought after Higher Denham area, surrounded by open countryside, yet less than 20 miles from Central London with excellent road and rail links. Denham golf club railway station is within walking distance offering a direct route into London. The Denham area has a selection of local shops, with more comprehensive shopping facilities found at Gerrards Cross and Uxbridge.

### **Description**

A well presented four bedroom chalet bungalow in a sought after location. The ground floor accommodation comprises an entrance porch, hallway, living room, dining room, conservatory, immaculate kitchen/breakfast room, family bathroom and two sizable bedrooms. On the first floor there are two further double bedrooms, both with en-suite shower rooms.

### **Outside**

To the front there is a area of block paved area providing ample off road parking for numerous cars. The rear garden is split into three tiered areas with a large paved area with access to a large outbuilding and stairs leading to a decked area, ideal for patio furniture and a great entertaining space for the summer months. Further stairs lead up to the top of the garden, where there is an area of lawn.



### Schools:

Denham Green E-Act Primary Academy 0.6 miles  
Denham Village School 1.2 miles  
The Gerrards Cross CofE School 1.3 miles



### Train:

Denham Golf Club Station 0.1 miles  
Denham Station 1.0 miles  
Gerrards Cross Station 1.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

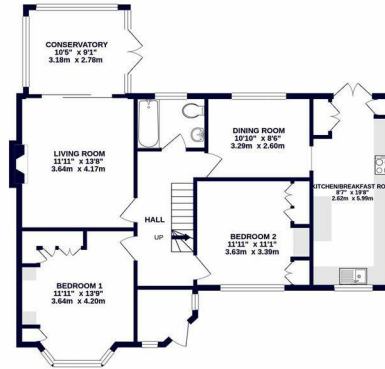
(Distances are straight line measurements from centre of postcode)



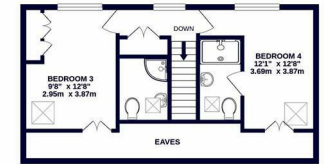
OUTBUILDING  
81 sq.ft. (7.5 sq.m.) approx.



GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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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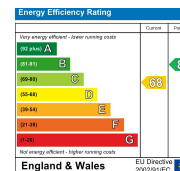


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