

Noel Coward Avenue

Denham • Middlesex • UB9 5FN

Guide Price: £735,000



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est 1986

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Situated in the popular Denham Film Studios development, built by Weston Homes in 2018, This well-proportioned and modern semi-detached four-bedroom, two-bathroom family home has contemporary interiors and streamlined spaces. Being a stone's throw from Denham Rail Station, the family home is well located for those who seek quick transport routes to Central London and local amenities in the area. Being wrapped by miles of greenery, the property offers a well-balanced lifestyle for those seeking a quiet home in a well-known hotspot.

Family semi detached home

Immaculate throughout

Cinema on site

Walking distance to Denham Shops & Rail Station

Four bedrooms

Open plan kitchen/living

2 Bathrooms 1 WC

1928 Sqft

Two Private Balconies

Brilliant location

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.





Outside

Outside, there are beautifully manicured communal gardens stretching throughout the development. A driveway along with further on street parking across the surrounding areas along with side access leading to the rear garden. The private rear garden offers low maintenance for easy living whilst being a fantastic entertaining space in the summer months.

Property

This well-presented and generously spacious, four-bedroom, two-bathroom semi-detached family home is situated in the popular Denham Film Studios development. This family home offers a well-proportioned, high specification living space spread across a generous 1928 sqft. The property is spread across four floors, including four sizable bedrooms, two bathrooms, one WC, a substantial living room on the first floor, and a large open-plan kitchen/dining brilliant for entertaining family and guests. This family home also benefits from two private terrace areas offering further outdoor space along with the rear garden.

Location

Set back from the road in a fantastic leafy location, The Denham Film Studios offers a superb collection of homes designed around attractive garden squares, landscaped grounds, beautiful rill water features and private gardens, bordered by extensive protected woodland. Residents and their guests benefit from the exclusive use of the stunning restored cinema and adjoining bar. The Denham film Studios development is ideally situated within easy reach of the M25 and walking distance to Denham Green with its array of local shops and Denham Railway Station, that provides access into London Marylebone in under 30 minutes.





Schools:

Denham Green E-Act Primary Academy 0.4 miles
Denham Village School 1.3 miles
Maple Cross Junior Mixed Infant and Nursery School 2.3 miles



Train:

Denham Station 0.6 miles
Denham Golf Club Station 1.0 miles
Gerrards Cross Station 2.5 miles



Car:

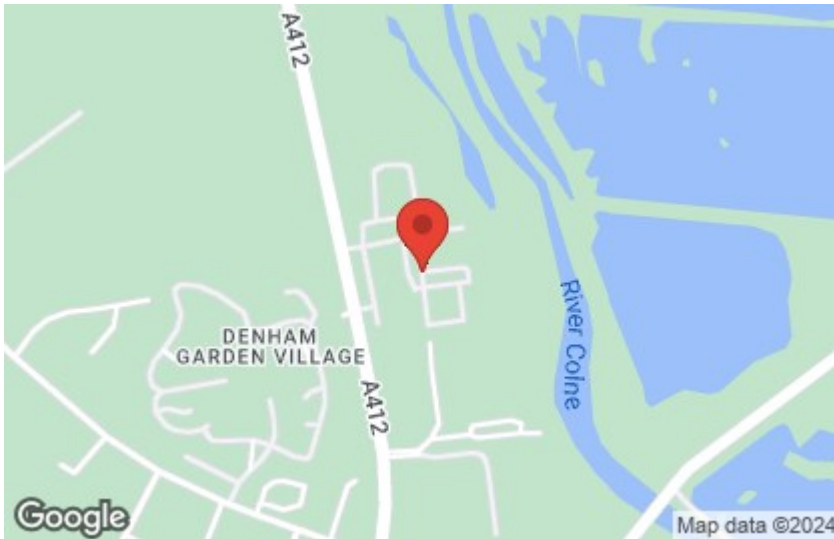
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



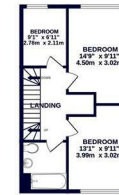
GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



3RD FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1928 sq.ft. (179.1 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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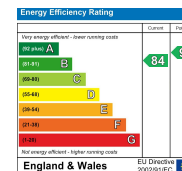


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