

Southlands Road

Denham • Buckinghamshire • UB9 4HD

Guide Price: £550,000



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Situated in the popular and desired location of Denham, this well proportioned and generously spacious two bedroom semi detached family home is presented to the market. 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.

Private Property

Sought After Location

Two double bedrooms

Recently Renovated

Well presented and modern living

Driveway

Two WC's

One Bathroom

Perfect First Time Purchase

57m Garage

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.





Location

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

Property

This well-presented and generously spacious, two-bedroom, one-bathroom semi-detached family home is situated in the sought-after location of Denham, Uxbridge. Spread across a generous 1567 sqft, the property benefits from two double bedrooms, one bathroom, one WC, a living and dining room, an open-plan kitchen/utility room, a 57-meter garage, and a spacious rear garden. With views of complete countryside from the main bedroom and triple-glazed windows throughout, it is well within a quiet and private spot.

Outside

Set in a desired location, the family home offers plenty of privacy for those in need. The property 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, which provides access to London Marylebone in under 30 minutes.



Schools:

Uxbridge Station 1.9km
Denham Station 3.1km
Hillingdon Station 3.7km



Train:

Vyners Secondary School 3.0km
Whitehall Infant School 2.0km
Denham Village School 1.9km



Car:

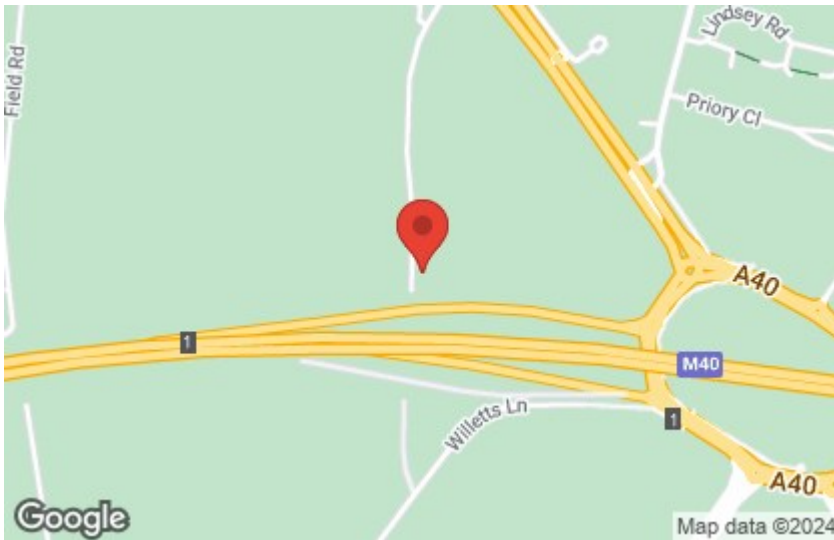
M4, A40, M25, M40



Council Tax Band:

C

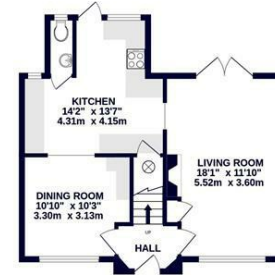
(Distances are straight line measurements from centre of postcode)



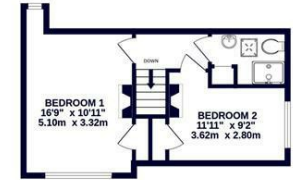
OUTBUILDING:
660 sq.ft. (61.1 sq.m.) approx.



GROUND FLOOR:
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR:
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 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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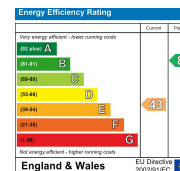


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