

Woodhurst Drive

Denham • Buckinghamshire • UB9 5LL

Guide Price: £650,000



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Situated on a private road is this fantastic three bedroom semi detached family home. This property is fantastically designed throughout allowing a family to move straight into whilst still offering masses of potential to put their own stamp on their forever home. This family home is located at the end of a quiet cul-de-sac offering a peaceful setting whilst only being a short stroll away from Denham's shops, restaurants and Denham station.

Semi detached family home

Three sizable bedrooms

Newly refurbished downstairs

Masses of potential (STPP)

Secluded rear garden

Double garage

Private road

Quiet cul-de-sac

Walking distance to local amenities

Easy access to Denham / Denham golf club stations

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

Woodhurst Drive is set in the peaceful and tranquil setting of Buckinghamshire, yet still ideal for commuters with Denham railway station and Denham Golf Club stations only a short walk away offering a fast direct route into Marylebone. The property also offers easy access to the A40, M40 and M25, with Uxbridge town centre a short drive away that offers an array of shops, bars, restaurants and tube station. Good local amenities can be found in Denham Green.

Property

Upon entering this family home you are welcomed by a bright and airy entrance hallway with ample under stair storage and a guest cloakroom. To the left of the hallway is the newly designed living room which has the added luxury of a working log burning fireplace, through to the rear of the property, accessed via both the living room and kitchen, is the dining room with sliding patio doors leading directly to the rear garden. The modern kitchen at the rear of this home consists of built in appliances throughout along with ample worktop space along with an abundance of storage again with access to the private garden. Proceeding upstairs you have three sizable double bedrooms with both the master bedroom and third bedroom housing built in wardrobes. Concluding the upstairs is the large family bathroom with both a bathtub and shower. The property itself offers masses of potential throughout for further extension for a growing family (STPP)

Outside

To the front of the property there is a driveway for off street parking for two cars along with further parking along the quiet cul-de-sac. The property had the added luxury of side access leading direct to the secluded rear garden along with direct access to the large double garage. The rear garden offers a brilliant patio area great for entertaining and dining al'fresco, further proceeding down the stairs is a large lawn area with a vast array of mature trees and shrubs surrounding the lawn which allows for a great space for growing children. Concluding the garden offers access to the downstairs store room which has versatile usage for a workshop, further storage or a brilliant office space with lovely outlooks to the private garden.



Schools:

Denham Green E-Act Primary Academy 0.2 miles
Denham Village School 1.3 miles
Harefield Infant and Junior School 1.6 miles



Train:

Denham 0.6 miles
Denham Golf Club 0.6 miles
Gerrards Cross 2.1 miles



Car:

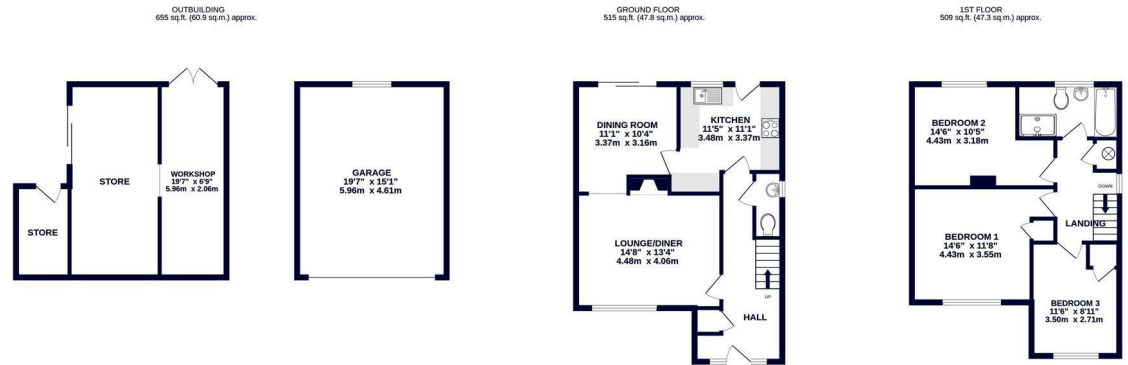
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1680 sq.ft. (156.0 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	85
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales
EPC Directive 2002/91/EC

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.