

# Orchard Close

Denham • Buckinghamshire • UB9 4BB

Guide Price: £562,000



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Situated on a peaceful private residential road in the heart of Denham, is this charming and well presented three bedroom end of terrace house offering a generous living space across three floors, along with excellent outdoor space to the front and rear. The property is ideally located just a short stroll from Uxbridge Town Centre and its array of amenities, including the Metropolitan/Piccadilly Line tube station.

Attractive three bedroom home

Private gated road

Driveway offering parking for multiple vehicles

Immaculate condition throughout

Two contemporary bathrooms

Utility room and ground-floor WC

Private garden with patio area

Large garage/outbuilding to the rear and separate shed

Short walk to Uxbridge Town Centre and Uxbridge Station

(Metropolitan & Piccadilly Lines)

Highly regarded schools nearby

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

Orchard Close is a private road nestled away just off the Oxford Road in New Denham. The property is positioned just a short stroll from Uxbridge town centre and all its amenities, including multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly line tube station. The A40/M40 and M25 are within easy reach along with Hillingdon Hospital, Brunel University, Stockley Park and Heathrow. As the property is just within the county of Buckinghamshire, it allows access into the Buckinghamshire school system, which includes grammar schools.

### Property

Upon entering the home, you are welcomed into a bright entrance hall leading to a spacious living room with a large bay window, filling the space with natural light. Beyond the living room lies a second sitting room ideal as a snug, TV lounge, or playroom, providing versatility. To the rear is the open-plan kitchen/diner, a well-equipped and sociable space with ample worktops, integrated appliances, and double doors opening directly onto the rear garden. Completing downstairs is a practical utility room and a ground floor WC adding extra convenience. The first floor comprises two double bedrooms both with built in wardrobes, a study room and a spacious family bathroom. A staircase leads to the converted loft, offering a spacious master bedroom, complete with a en-suite bathroom and built-in eaves storage.

### Outside

The front of the property features a low maintenance lawn area and a paved pathway leading to the front door. A private driveway provides off-street parking for multiple vehicles. To the rear, the property benefits from a private and enclosed garden, accessible via double doors from the kitchen/diner. Additionally, the garden includes access to a large outbuilding (garage/gym) and a separate shed, offering excellent storage or potential for use as a home gym or workshop.



### Schools:

St Mary's Catholic Primary School 1.2 miles  
Hermitage Primary School 0.9 miles  
Vyners School 2.1 miles



### Train:

Uxbridge Station 0.8 miles  
Denham Station 2.0 miles  
Hillingdon Station 1.9 miles



### Car:

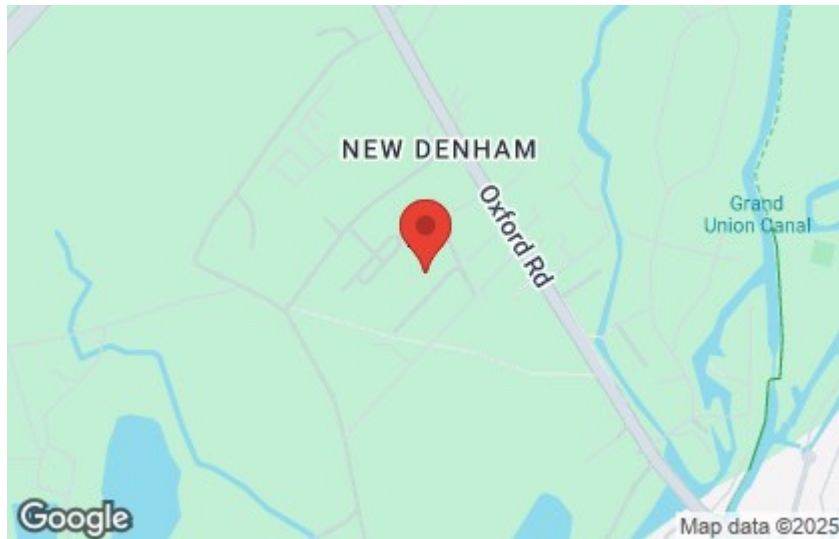
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



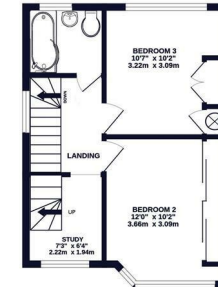
OUTBUILDING  
125 sq ft (11.5 sq m) approx.



GROUND FLOOR  
523 sq ft (48.4 sq m) approx.



1ST FLOOR  
359 sq ft (33.1 sq m) approx.



2ND FLOOR  
247 sq ft (22.8 sq m) approx.



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TOTAL FLOOR AREA: 1350 sq ft/125.4 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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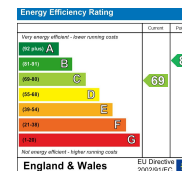
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