

# Albert Broccoli Road

Denham • Buckinghamshire • UB9 5FJ

Offers In Excess Of: £1,000,000



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est 1986

# Albert Broccoli Road

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A beautifully presented five bedroom detached house situated on the iconic Denham Film Studios development that was built by Weston Homes in 2019. This stunning property has flexible accommodation over three floors and boasts high quality fittings throughout. Denham Railway Station is within easy reach, as are good road links including easy access to the M25.

Detached family home

Contemporary design

Five bedrooms

Three luxury bathrooms

High quality kitchen

Spacious living area

Two large terraces

Double garage plus parking

Use of the Actor's Bar and restored cinema

Walking distance of Denham 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**

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.

### **Description**

A stunning five bedroom detached townhouse on the iconic Denham Film Studios development. The ground floor comprises an entrance hall with cloakroom, a kitchen/breakfast room with a family area, a spacious living/dining room with bi-fold doors on to the rear garden and a utility room. On the first floor, the master suite has a stunning en-suite bathroom and access on to a roof terrace, there are two further bedrooms and a family bathroom. Finally, on the second floor there are two double bedrooms, an additional bathroom and a large roof terrace.

### **Outside**

To the front of the property there is driveway parking for two cars that gives access to a double garage, that can also be accessed via the utility room. The enclosed rear garden has a good size patio and an area of lawn.

### **Sat Nav**

UB9 5FJ



### Schools:

Denham Green E-Act Primary Academy 0.5 miles  
 Harefield Infant and Junior School 1.2 miles  
 The Harefield Academy 1.7 miles



### Train:

Denham 0.3 miles  
 Denham Golf Club 0.6 miles  
 Gerrards Cross 2.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
 816 sq.ft. (75.8 sq.m.) approx.

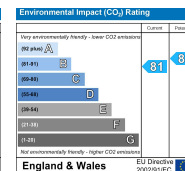
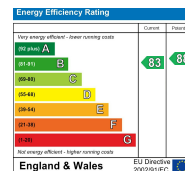


2ND FLOOR  
 479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 2474 sq.ft. (229.8 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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