



- THREE Bedroom Semi-Detached
- TWO Bathrooms
- Open Plan Kitchen/Breakfast Room
- Excellent Transport Links
- Off Street Parking

- Outbuilding
- TWO Reception Rooms
- Set Over THREE Floors
- Gated Private Road
- EPC Rating C

Located in a gated private road in New Denham, this well presented THREE bedroom family home is close to excellent road and rail transport links, Uxbridge town centre and local schools.

Briefly comprising; porch, entrance hallway, two reception rooms, downstairs W/C, a modern bright and spacious open plan kitchen/breakfast room and a utility room. The first floor provides; a landing, main family bathroom, two double bedrooms with fitted wardrobes and an office/study area. The second floor provides a large double bedroom, ensuite shower room and fitted cupboard space.

Further benefits include; gas central heating, double glazing, private rear garden with a patio and lawn, outbuilding and off street parking.

A40/M40/M25 junctions just minutes away, walking distance of Uxbridge Town Centre and tube station and a short bus ride to Denham Railway Station (Chiltern Railway Line). Scenic walks are nearby with the Grand Union Canal and Denham Country Park, the picturesque Denham Village and out through to the wider Colne Valley.

Viewings are strictly by appointment only.

Price: Offers in Excess of £580,000

Tenure: Freehold

Local authority: South Bucks

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Likely Likely

Three - Likely Likely

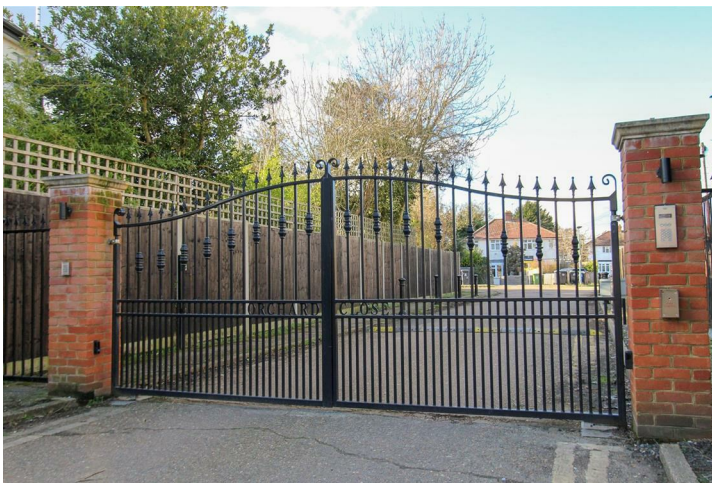
O2 - Likely Limited

Vodafone - Limited Limited


*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>










Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Orchard Close, UB9

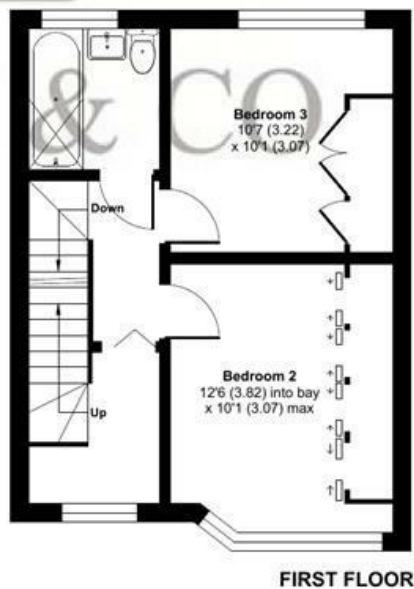
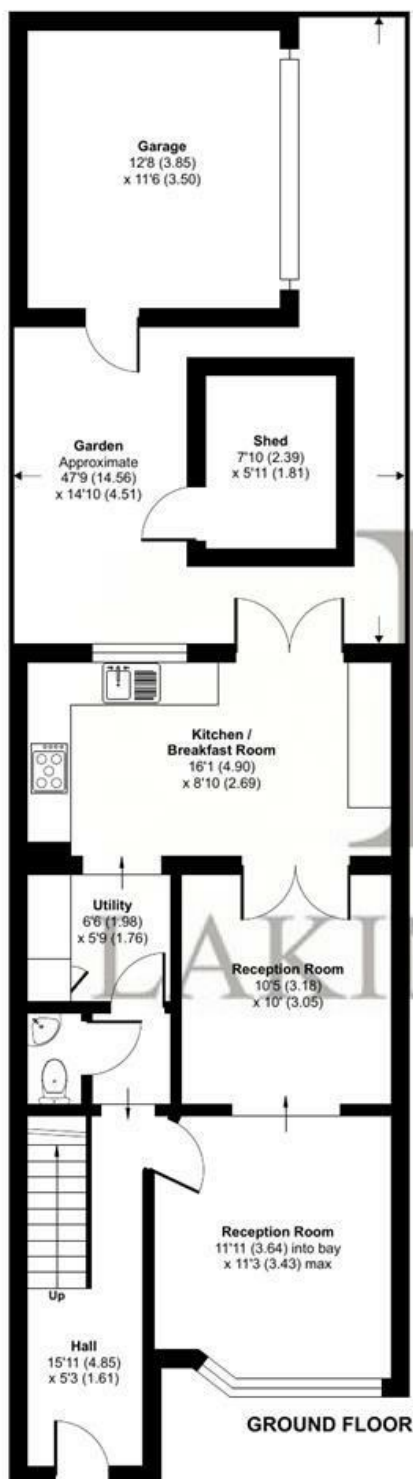
Approximate Area = 1158 sq ft / 107.5 sq m

Garage = 145 sq ft / 13.4 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1251726

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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