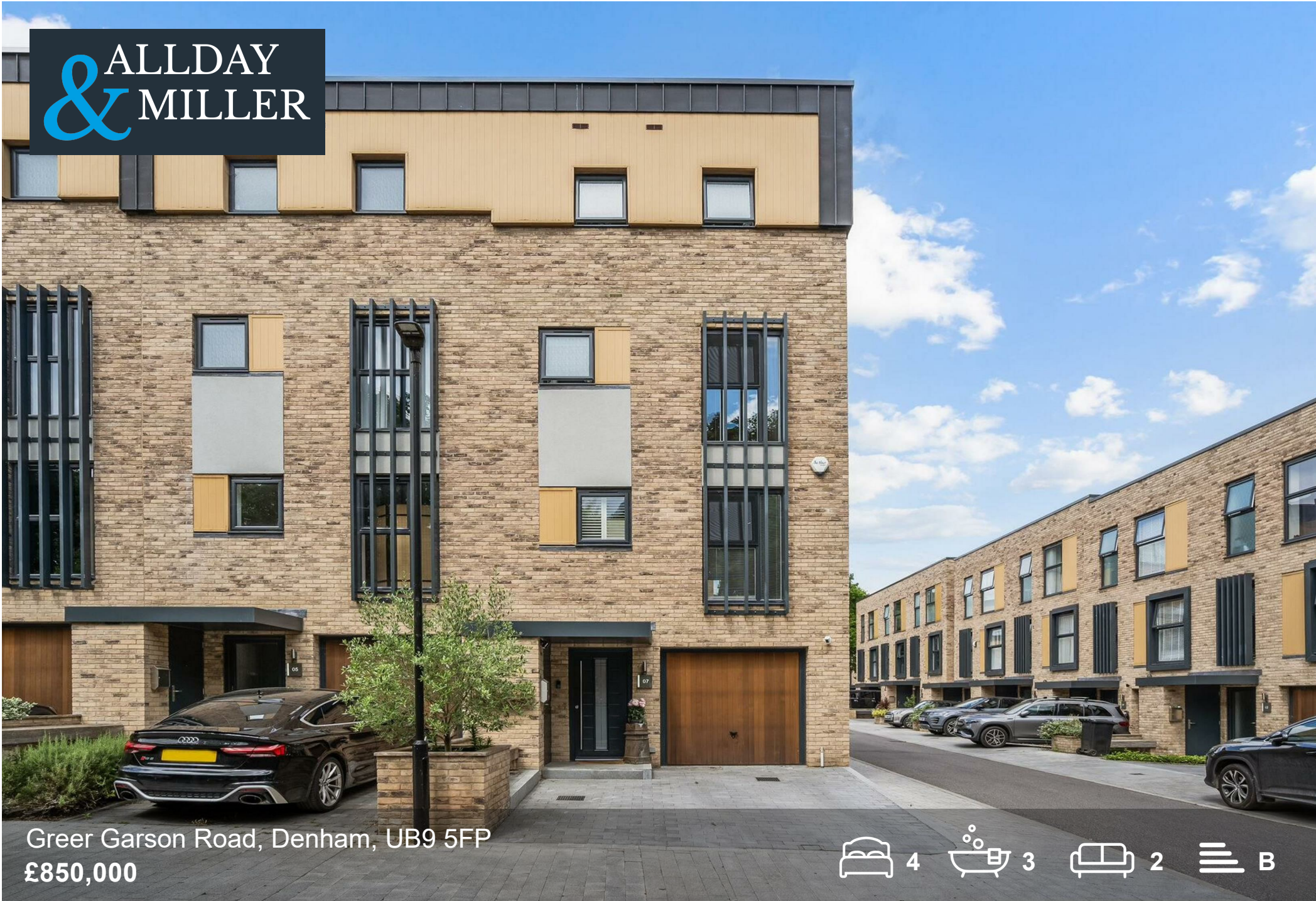


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Greer Garson Road, Denham, UB9 5FP  
**£850,000**

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## Greer Garson Road, Denham, UB9 5FP

**£850,000**

- Four Bedrooms / Three Bathrooms
- Luxurious Master Bedroom with En Suite
- Sleek Kitchen with Underfloor Heating
- Garage & Additional Parking for Two Cars
- Upgraded kitchen with Quooker Hot Water/Cold Filtered & Fizzy Water
- Approaching 2000 Sq Ft
- Two Modern & Contemporary Bathrooms
- Air Conditioning
- Neville Johnson fitted furniture
- Oak Staircase & first floor oak landing

## Description

Greer Garson Road is an attractive and ultra-modern town house situated in the Denham Film Studios in a very enviable position with off-road parking, garage and a private garden. The property has been constructed recently to a very high standard but has been further improved in a bespoke manner by the current owners throughout the house, including air conditioning, utility room and GarageFlex storage system in the garage. On the Ground floor there is a spacious open plan kitchen/ dining room leading out into the private garden. The First floor has a generous lounge area and balcony featuring Neville Johnson fitted furniture. On the Second floor there is an office/ dressing room/ bedroom 4. The second floor also hosts the two double bedrooms and family bathroom. The top floor is made up of the master bedroom containing a large bath/shower room together with a balcony. The following significant additions and improvements have been made to the current residence: Air Conditioning, Garage Flex storage system, Neville Johnson fitted furniture, Upgraded kitchen with Quooker Hot Water/Cold Filtered & Fizzy Water, Refitted Bathrooms, Oak Staircase & first floor oak landing, Cat Protect-a-fence installed around garden which is a Contemporary and Low Maintenance Garden.

There is a paved driveway to the front of the property providing off road private parking for two cars, also giving access to the garage. To the rear a well-maintained private garden which has been modernised recently, perfect for outside entertainment. Site Features: On-site Visitor Parking, Play Areas and Exclusive access to Cinema and Community Hall.

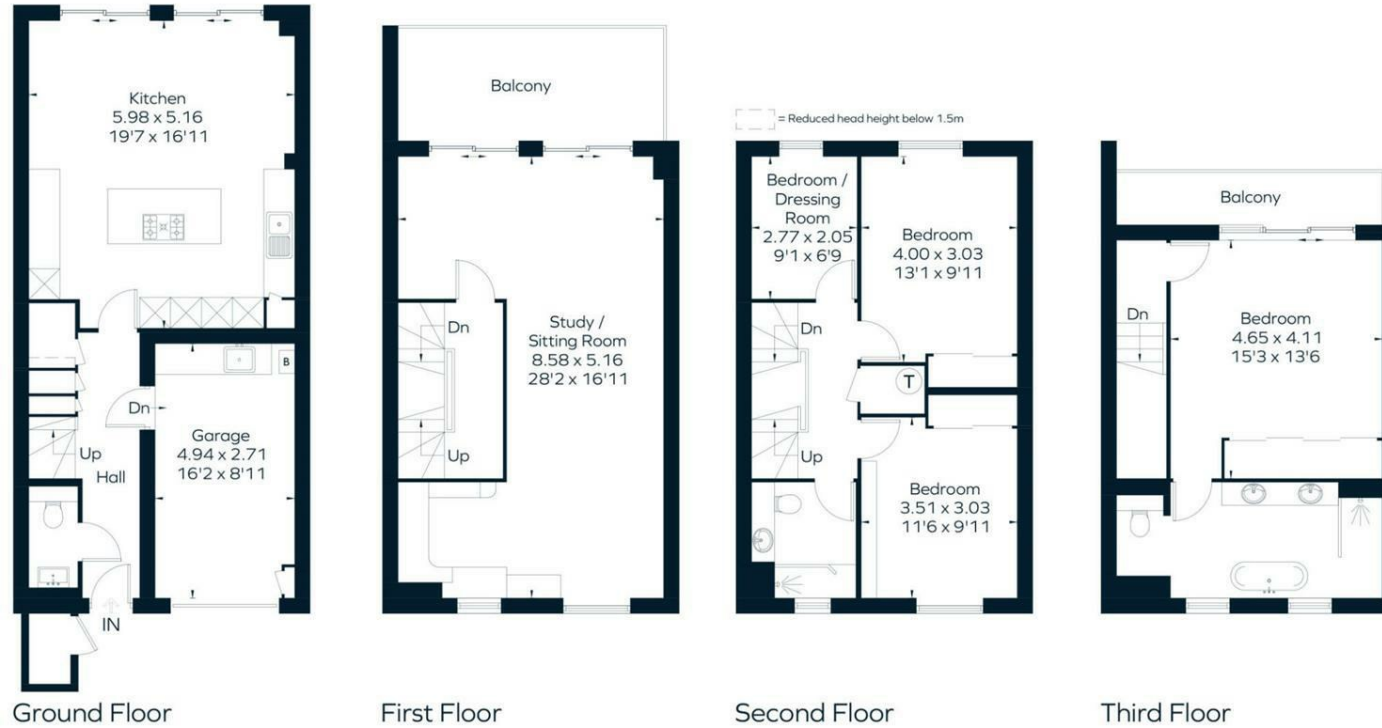
## Situation

Greer Garson Road is within a short distance of Denham Village with its variety of shops, pubs/ restaurants, cafes and Denham Country Park situated within the Colne Valley Regional Park. Conveniently located between the A40/M40 and M25, giving easy access to London and the Home Counties. The Denham mainline is within close proximity giving links to Central London with its frequent direct line to London Marylebone. There is also a number of highly regarded schools within the local area and surrounding areas within Buckinghamshire.



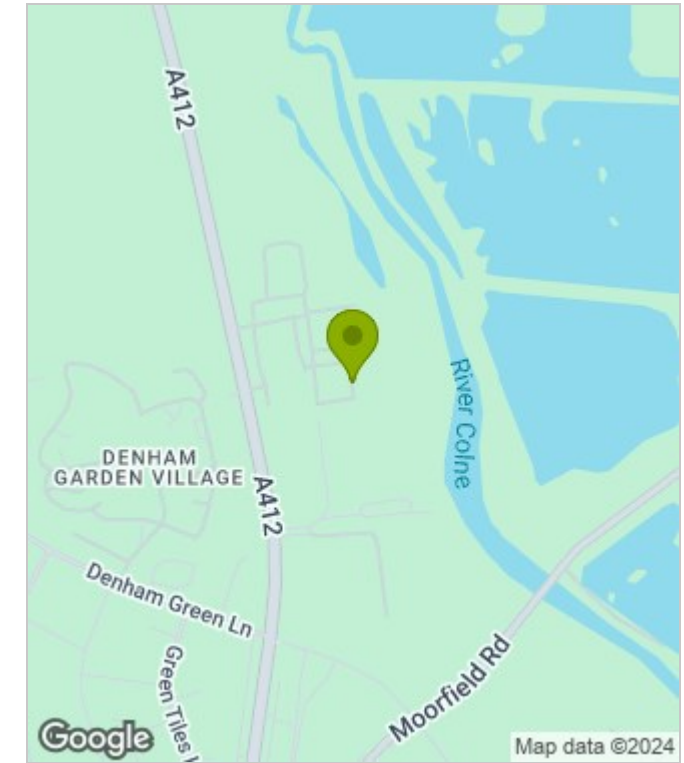
## Floor Plans

Approximate Floor Area = 184.1 sq m / 1982 sq ft  
 Bin Store = 1.1 sq m / 12 sq ft  
 Total = 185.2 sq m / 1994 sq ft (Including Garage)

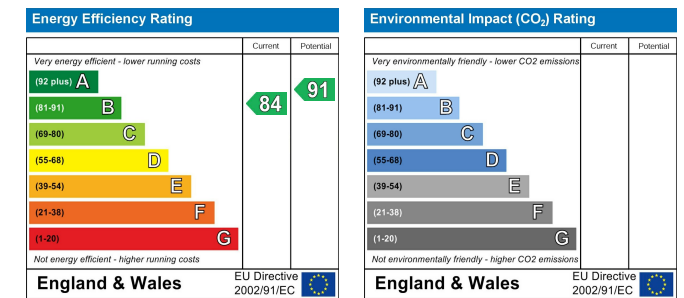


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72082

## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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