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& MILLER



Patrons Way East, Uxbridge, UB9 5NT  
£450,000

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**£450,000**

- Two Double Bedroom
- First Floor
- Allocated Parking
- Private Patio Balcony
- No Onwards Chain
- Two Bathroom
- Multiple award-winning over 55's development
- Lift Access
- 833 sq ft
- Extensive on-site facilities

## Description

Denham Garden Village is an award-winning development designed to cater for over 55s.

The apartment comprises of an inviting entrance, two bedrooms ( one with ensuite), sperate WC, fully fitted kitchen, light filled reception/dining room with access to the private balcony.

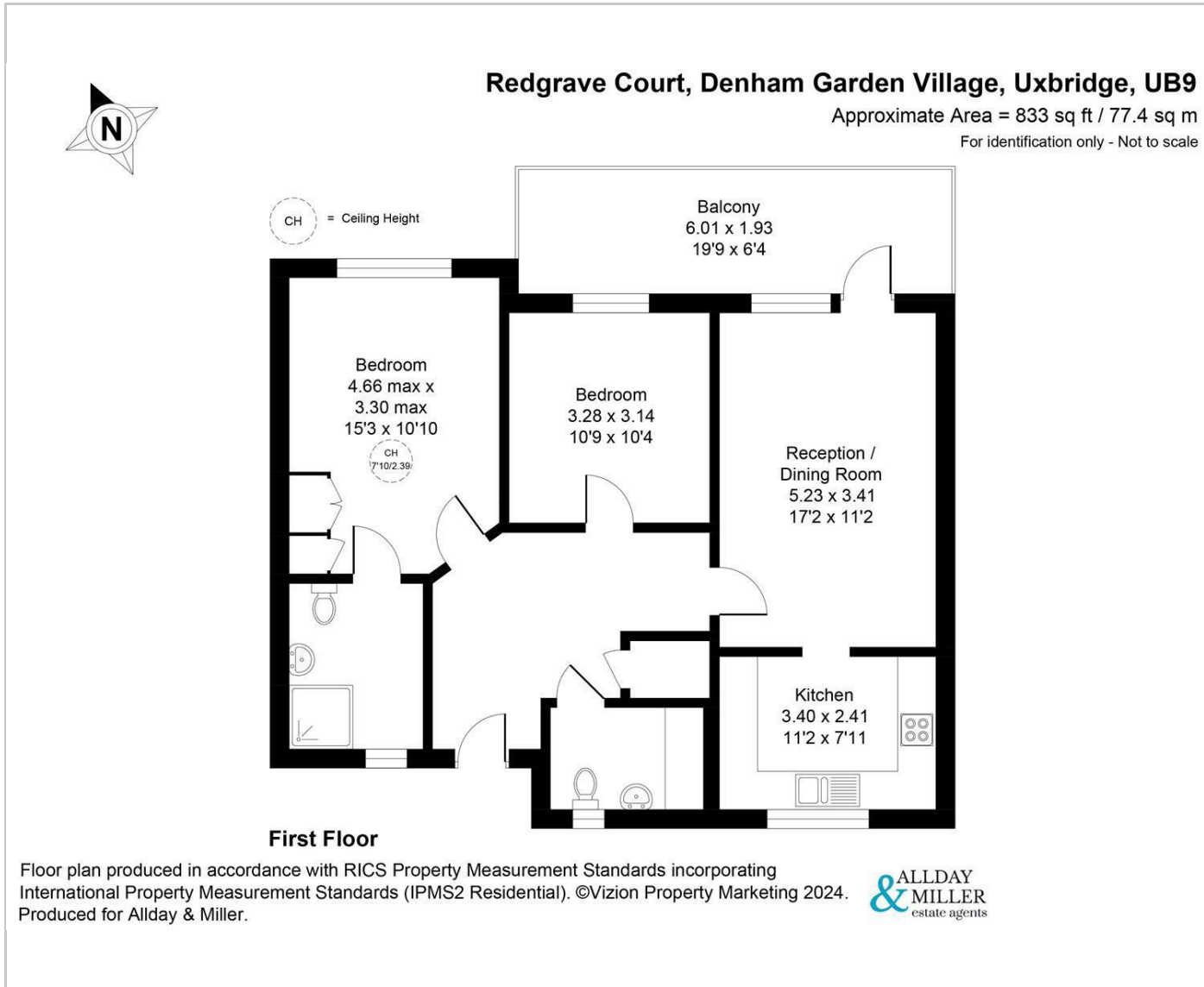
Benefits include extensive on-site facilities including 24/7 call out, GP surgery, health spa and restaurant.

## Situation

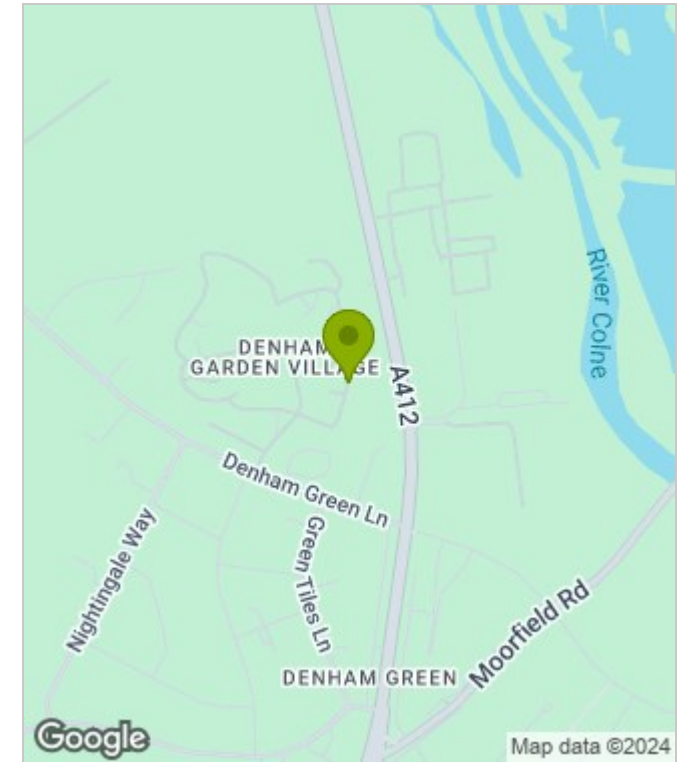
Patrons Way East in the prime location in the heart of Denham. The area is surrounded by open countryside, yet it is less than 20 miles from Central London with excellent road and rail links to the capital. Nearby towns include Gerrards Cross, Beaconsfield, Uxbridge and Rickmansworth. Denham train station is a short distance away so travelling further afield when you want to is easy. In Gerrards Cross, three miles away, you will find independent boutiques, coffee shops, Marks and Spencer, Waitrose and a large Tesco, while in High Wycombe, there is a popular John Lewis department store. Denham Green is surrounded by countryside and offers a range of country parks and golf clubs and is a short walk to the historic town of Denham that is home to a selection of country pubs.



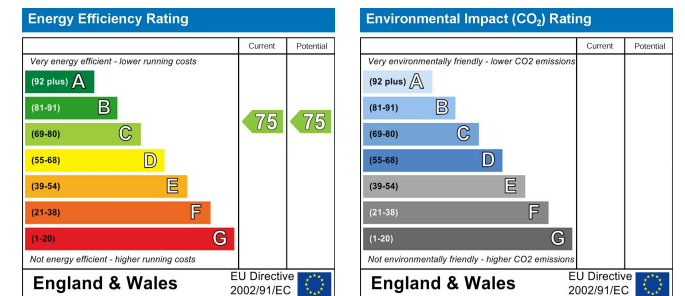
## Floor Plans



## 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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