

ALLDAY
& MILLER

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

 2  2  1  c



Patrons Way East,, Uxbridge, UB9 5NT

£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.



Redgrave Court, Denham Garden Village, Uxbridge, UB9

Approximate Area = 833 sq ft / 77.4 sq m
For identification only - Not to scale

CH = Ceiling Height

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

Balcony
6.01 x 1.93
19'9 x 6'4

Bedroom
4.66 max x 3.30 max
15'3 x 10'10
CH 7'10 (2.39)

Bedroom
3.28 x 3.14
10'9 x 10'4

Reception / Dining Room
5.23 x 3.41
17'2 x 11'2

Kitchen
3.40 x 2.41
11'2 x 7'11

A map of Denham Green, London, showing the location of Denham Garden Village. A green pin marks the location on Denham Green Ln, near the intersection with Nightingale Way. The River Colne is visible to the right. Map data is attributed to Google and dated 2025.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
		75	75

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales		EU Directive 2002/91/EC	

England & Wales		EU Directive 2002/91/EC	

 www.alldayandmiller.co.uk
 192 High Street, Uxbridge, Middlesex, UB8 1LB
T: 01895 641 000 | **E:** sales@alldayandmiller.co.uk
T: 01895 379 549 | **E:** lettings@alldayandmiller.co.uk