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Ford End, Uxbridge, UB9 5AL
£1,450,000

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- Five Bedrooms
- Detached
- Sought After Denham Village Location
- Double Garage & Front Driveway
- Quiet Cul-De-Sac
- 3125 sq ft
- Stunning Condition Throughout
- Large Private Rear Garden
- Open Plan Kitchen/Breakfast Room
- EPC Rating - D

Description

This stunning family home offers a perfect blend of modern living and comfort. Spanning an impressive 3125 square feet, the property is in immaculate condition, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a well-designed ground floor that features a convenient downstairs WC, a versatile study, a utility room, a spacious reception room, a stylish fitted kitchen with a breakfast bar and a family room/ dining area.

The first floor boasts five generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the remaining bedrooms, providing ample facilities for family living.

Outside, the property benefits from a front drive offering off-street parking, along with access to a garage. The private garden is a delightful retreat, predominantly laid to lawn, and features a dedicated dining area, perfect for dining and enjoying the outdoors.

Situation

Ford End situated in the prime location in the heart of Denham. This sort after 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.



Ford End, Denham, Uxbridge, UB9
Approximate Area (Including Garage) = 3017 sq ft / 280.2 sq m
Lean-To = 108 sq ft / 10.1 sq m
Total = 3125 sq ft / 290.3 sq m
For identification only - Not to scale

Ground Floor

- Snug: 4.14 x 3.30 (13'7" x 10'10")
- Dining Room: 7.11 max x 5.16 max (23'4" x 16'11")
- Kitchen: 3.86 x 3.30 (12'8" x 10'10")
- Family Room: 6.91 x 2.97 (22'8" x 9'9")
- Reception Room: 6.32 max x 4.19 max (20'9" x 13'9")
- Utility: 2.24 x 2.06 (7'4" x 6'9")
- Study: 2.90 x 2.36 (9'6" x 7'9")
- Entrance Hall: 4.50 max x 4.34 max (14'9" x 14'3")
- Garage: 5.26 max x 4.93 max (17'3" x 16'2")
- Lean-To: 0.94 x 1.44 (2'9" x 4'9")

First Floor

- Bedroom 1: 5.31 max x 4.88 max (17'5" x 16'0")
- Bedroom 2: 3.86 max x 3.81 max (12'8" x 12'6")
- Bedroom 3: 3.86 max x 2.92 max (12'8" x 9'7")
- Bedroom 4: 3.38 max x 3.07 max (11'1" x 10'1")
- Bedroom 5: 2.92 max x 2.36 max (9'7" x 7'9")
- Bath
- WC

Legend: [Dashed line] = Reduced headroom below 1.5m / 5'0"

North arrow pointing North (N)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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>		80	<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>		
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