



- Four bedroom semi detached family home
- No onward chain
- Ensuite to master bedroom
- Versatile accommodation

7 St. Marys Road, Denham, Uxbridge, UB9 5JU

Guide Price £640,000

This generously proportioned four-bedroom, two-bathroom family home offers modern and versatile living space arranged over two floors and enjoys a sought-after location in the heart of Denham Green. Offered to the market with the benefit of no onward chain, internal viewings are strongly recommended to avoid disappointment.



Property Description

PROPERTY

This exceptional property provides well-balanced accommodation throughout. The ground floor comprises an inviting entrance hall, a spacious kitchen, a comfortable lounge, a dining room, a sitting room, and a delightful conservatory.

Upstairs, the primary bedroom features an ensuite shower room, complemented by three additional bedrooms and a well-appointed family bathroom. Additional features include two heating and cooling air-conditioning units-one on each floor, for year-round comfort.

OUTSIDE

Externally, the property benefits from ample driveway parking at the front and a well-maintained rear garden, mainly laid to lawn.

LOCATION

St Marys Road is ideally situated in the heart of Denham Green, within walking distance of local shops, leisure facilities, and a health club. Denham mainline station is close by, offering fast and frequent services to London Marylebone in approximately 25 minutes. The charming and historic Denham Village, with its characterful pubs and restaurants, is also just a short distance away.

This highly sought-after residential area benefits from excellent transport connections. The M25, M40, and M4 motorways are easily accessible, while neighbouring towns such as Gerrards Cross and Uxbridge provide further amenities. London's airports are also conveniently reached. Families will find the location particularly appealing, with access to a range of well-regarded schools.

KEY POINTS

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Total Floor Area: 125.6sqm/1351.4 sqft

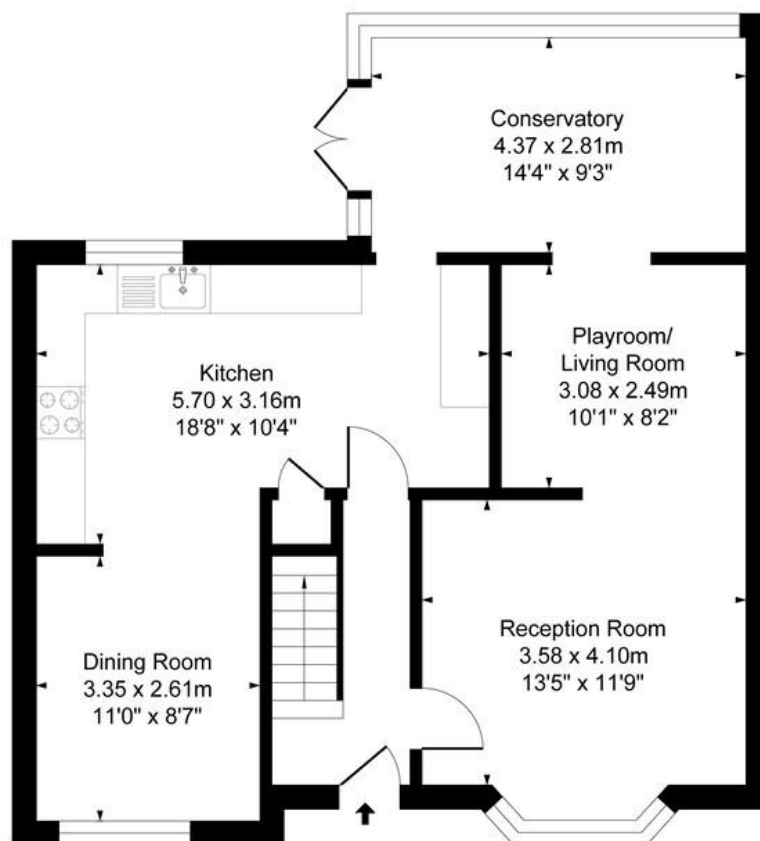




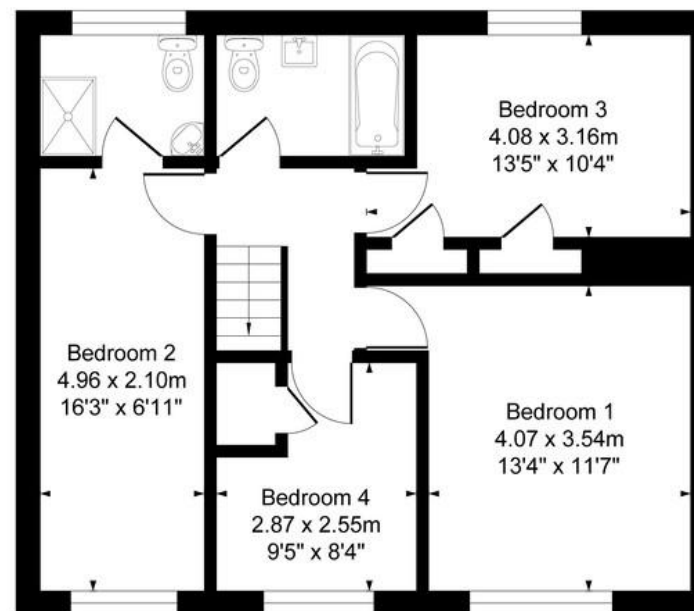
St Mary's Road UB9

Approx. Gross Internal Floor Area

125.6 Sq M - 1351 Sq Ft



Ground Floor
Approximate Floor Area
753.70 sq.ft
(70.00 sq.m)



First Floor
Approximate Floor Area
597.70 sq.ft
(55.50 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements