



Skylark Road, Buckinghamshire, UB9 4HR
£425,000

NO UPPER CHAIN. We are delighted to offer this exceptionally well presented home set in leafy Denham between Gerrards Cross and Uxbridge. This most desirable residence has been subject to much improvement and is presented in great condition. Built circa 1959 this fantastic property briefly comprises : two double bedrooms, fitted kitchen, lounge with open planned dining room and modern bathroom suite. Other benefits include double glazing, gas central heating, private rear garden and parking to front. Gerrards Cross and Denham station are within a two mile radius and the A40 offers swift and easy access to both Central London and The Home Counties.



ENTRANCE HALL

Front aspect double glazed entrance door, coved ceiling, radiator, door to:

THROUGH LOUNGE

Front aspect double glazed square bay window, radiator, through to:

KITCHEN/DINER

Rear aspect double glazed sliding doors to rear garden, rear aspect double glazed window, radiator, part tiled walls, part tiled flooring, a range of base and eye level units, integrated hob and oven, space for fridge freezer, dishwasher and washing machine.

FIRST FLOOR LANDING

Hatch to loft space - boarded, insulated, lighting with Velux windows, doors to:

MASTER BEDROOM

Front aspect double glazed square bay window, coved ceiling, radiator, doors to:

COUNCIL TAX

South Buckinghamshire - Band D - £2,405.70

DISTANCE TO STATIONS

Denham Golf Club (0.7 Miles) - Chiltern Railways
Higher Denham (1.3 Miles) - Chiltern Railways

WALK IN WARDROBE

Front aspect double glazed frosted window, coved ceiling, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, cover ceiling, radiator.

BATHROOM

Rear aspect double glazed frosted window, cover ceiling, part tiled walls, tiled flooring, heater towel rail, fitted storage cupboard, panel enclosed bath with mixer taps and shower attachment, vanity enclosed sink, low level wc.

REAR GARDEN

Side access, patio area, laid to lawn, panel enclosed fencing.

FRONT

Off street parking.



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.