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& MILLER

Denham Green Lane, Uxbridge, UB9 5LF
£350,000

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£350,000

- Two Bedrooms
- Garage
- Modernized by Current Owners
- Walking Distance to Denham Station
- Front Garden
- First Floor Duplex Apartment
- Stunning Condition Throughout
- Easy access to A40, M40, M25
- Sought After Location
- 125 Year Lease

Description

Step inside this charming and well-presented two-bedroom home, offering comfortable and practical living throughout.

The ground floor comprises a welcoming reception room, a separate dining room and a fitted kitchen with ample storage and workspace.

Upstairs, the first floor hosts two well-proportioned bedrooms alongside a family bathroom.

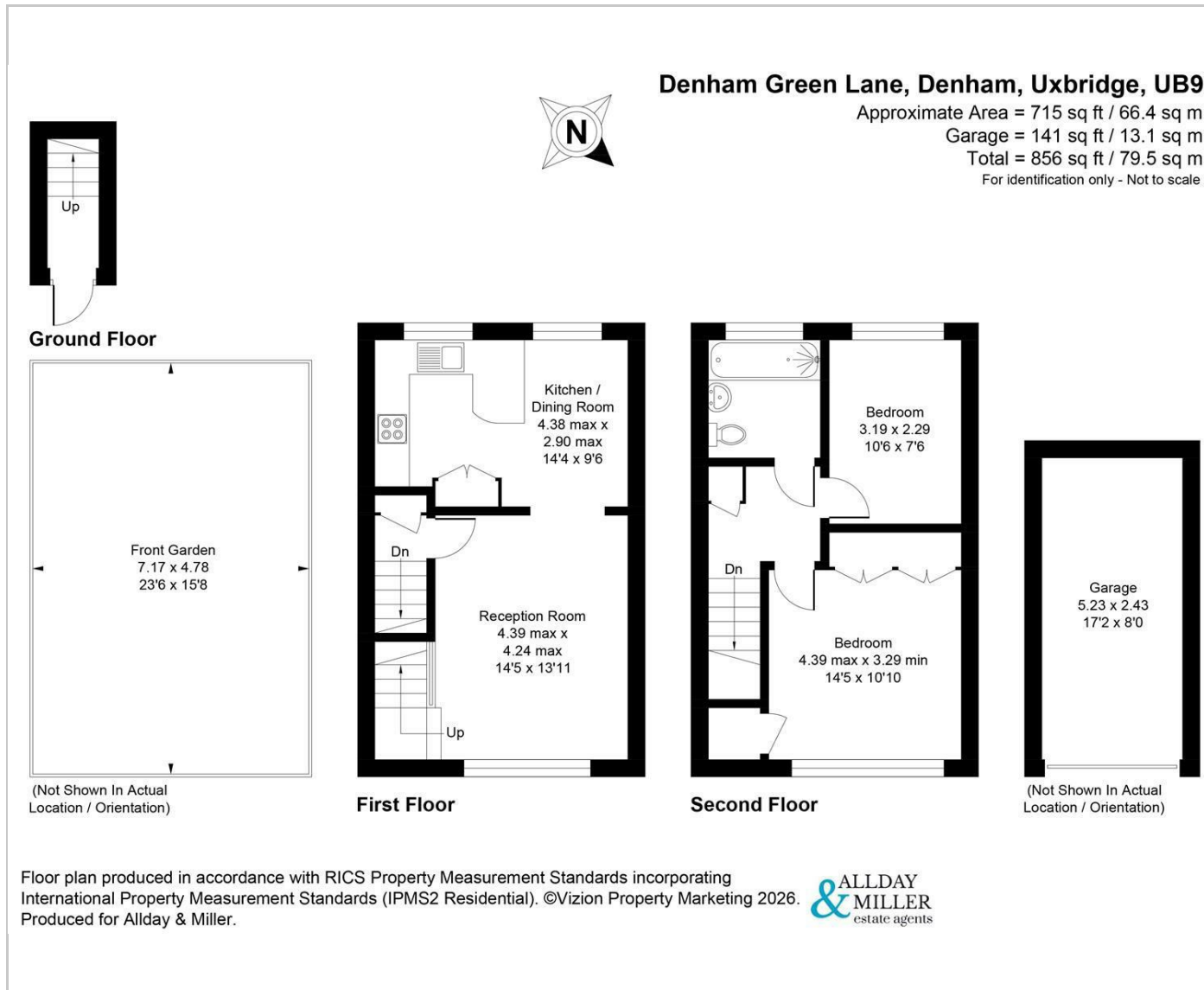
Externally, the property benefits from a front garden and the added convenience of a garage.

Situation

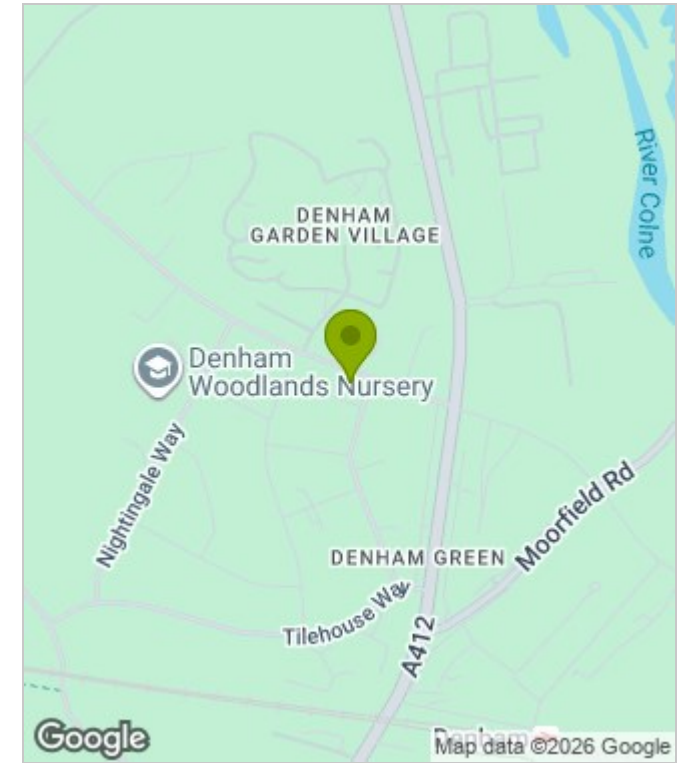
Denham Green Lane is well positioned close to local shops, leisure facilities, health club, mainline railway station (London Marylebone approx. 25 minutes) and the historic Denham Village - well known for its abundance of character and local pubs/restaurants. Denham Green is a popular and sought after residential area within a short commute to neighbouring towns such as Gerrards Cross and Uxbridge. Also, close by to the M25/M40/M4 road networks and the London airports and is within the catchment area for many favoured schools.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>			<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>		
	74	77			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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