

Lower Road

Denham • Buckinghamshire • UB9 5ED
Guide Price: £900,000



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This attractive detached property boasts a generous layout, including a large kitchen with a central breakfast island, ideal for modern living and entertaining. The home features a spacious living area, a practical utility room, and four well proportioned bedrooms, including a walk-in wardrobe.

Externally, the property benefits from a large private rear garden, featuring a landscaped garden, ideal for outdoor relaxation and entertaining. There is an outbuilding to the rear offering additional versatility and potential to personalise into a substantial annex. To the front is a large drive to the front providing off street parking for multiple vehicles.

Situated in a sought-after location, the property is conveniently close to local amenities and excellent schools

Detached house

Four spacious bedrooms

Large kitchen with breakfast Island

Generously sized living area

Three bathrooms

Walk in wardrobe

Private rear garden with outbuilding

Ample off street parking

Closeby to local amenities

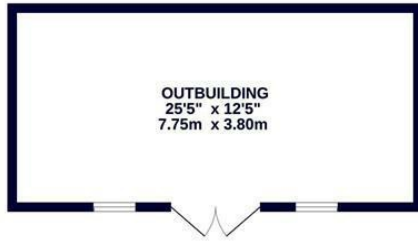
Highly regarded schools nearby

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

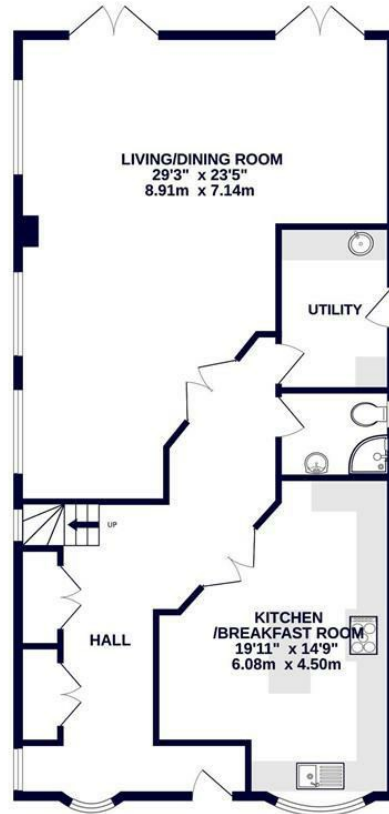




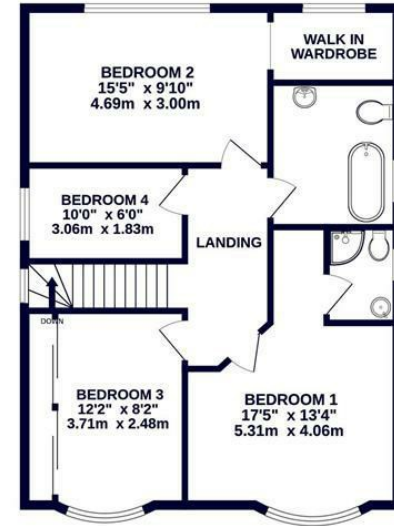
OUTBUILDING



GROUND FLOOR



1ST FLOOR



Total Approximate Area = 2093 sq ft / 194 sq m
 Outbuilding = 387 sq ft / 36 sq m
 Total = 2480 sq ft / 230 sq m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		84	73

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.