



37 Denham Green Lane, Denham – UB9 5LF  
£330,000



**LAWRENCE RAND**



## 37 Denham Green Lane

Denham, Uxbridge

- Ground Floor
- Private Garden
- Two Bedrooms
- 109 years remaining on lease
- Garage in block

Spacious two-bedroom ground floor maisonette offering well-proportioned accommodation throughout, with garage and own private garden. No onward chain.

The accommodation comprises a bright and inviting reception room, a fitted kitchen with ample cupboard and worktop space, two generously sized bedrooms, and a well-appointed family bathroom. The ground floor position provides easy access and everyday convenience, while large windows allow an abundance of natural light to fill the living spaces.

Further benefits include double glazing, gas central heating, excellent storage, garage and direct access to your own private garden. Ideally positioned within easy reach of Denham Green railway station, the property offers excellent transport links into London, with a range of local shops, schools, and everyday amenities close at hand. The surrounding countryside and nearby parks also provide excellent opportunities for walking and outdoor recreation.

Offering a fantastic combination of space, comfort, and location, this apartment represents an excellent opportunity to acquire a home in





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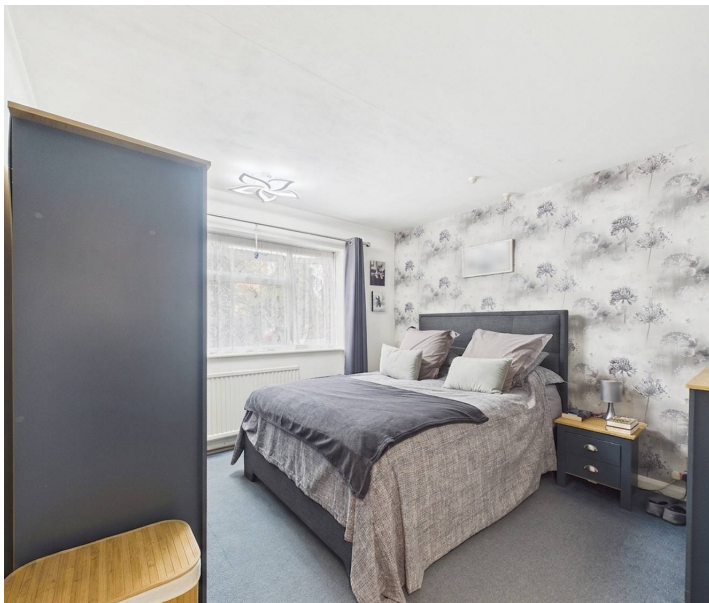
Nearest Stations Denham Station – 0.4 miles  
Denham Golf Club Station – 0.6 miles Gerrards  
Cross Station – 2.3 miles

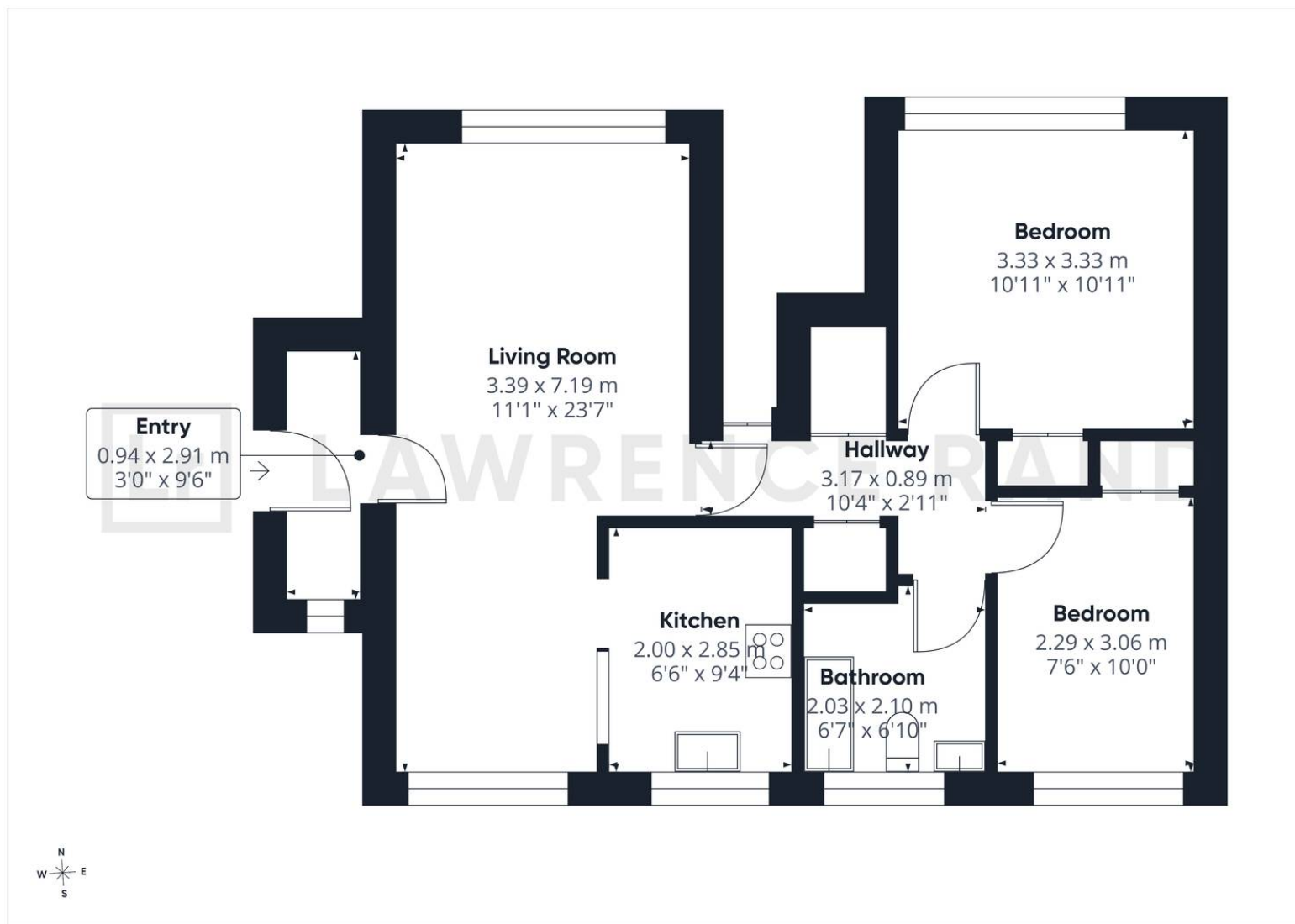
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Denham Golf Club Station – 0.6 miles Gerrards  
Cross Station – 2.3 miles  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





## Lawrence Rand

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