





Set along the desirable Denham Road, SLO OPN, in the sought-after village of Denham, this exceptional opportunity presents a substantial plot of approximately 29,000 sq ft (0.66 acres). The site currently comprises two semi-detached four-bedroom houses, offering immediate flexibility for investors, developers, or end users alike.

This is a prime development opportunity, ideal for those looking to create a luxurious, large-scale detached residence on an expansive private plot-perfect for a bespoke family home in a prestigious setting. Alternatively, the existing properties provide the option to retain and sell or let the homes individually, appealing to a broad residential market.

Denham is widely regarded for its blend of semi-rural charm and excellent connectivity. The area benefits from easy access to Central London via Denham rail station, as well as convenient links to the M40, M25, and A40, making it particularly attractive for commuters. Nearby, residents can enjoy the open green spaces of the Colne Valley Regional Park, alongside a selection of highly regarded schools, golf courses, and local amenities.

The village itself offers a welcoming community atmosphere, with traditional pubs, shops, and everyday conveniences close at hand, while larger retail and leisure facilities can be found in nearby Uxbridge and Gerrards Cross.

Guide Price: £2.2 million for the entire plot or £1.2 million for single home

Alternatively, the properties may be sold individually, presenting a flexible investment or resale opportunity.

A rare chance to secure a generous parcel of land in a premium location, with significant potential for redevelopment or Prime 0.66-acre (29,000 sq ft) plot on Denham Road, SLO OPN in Denham

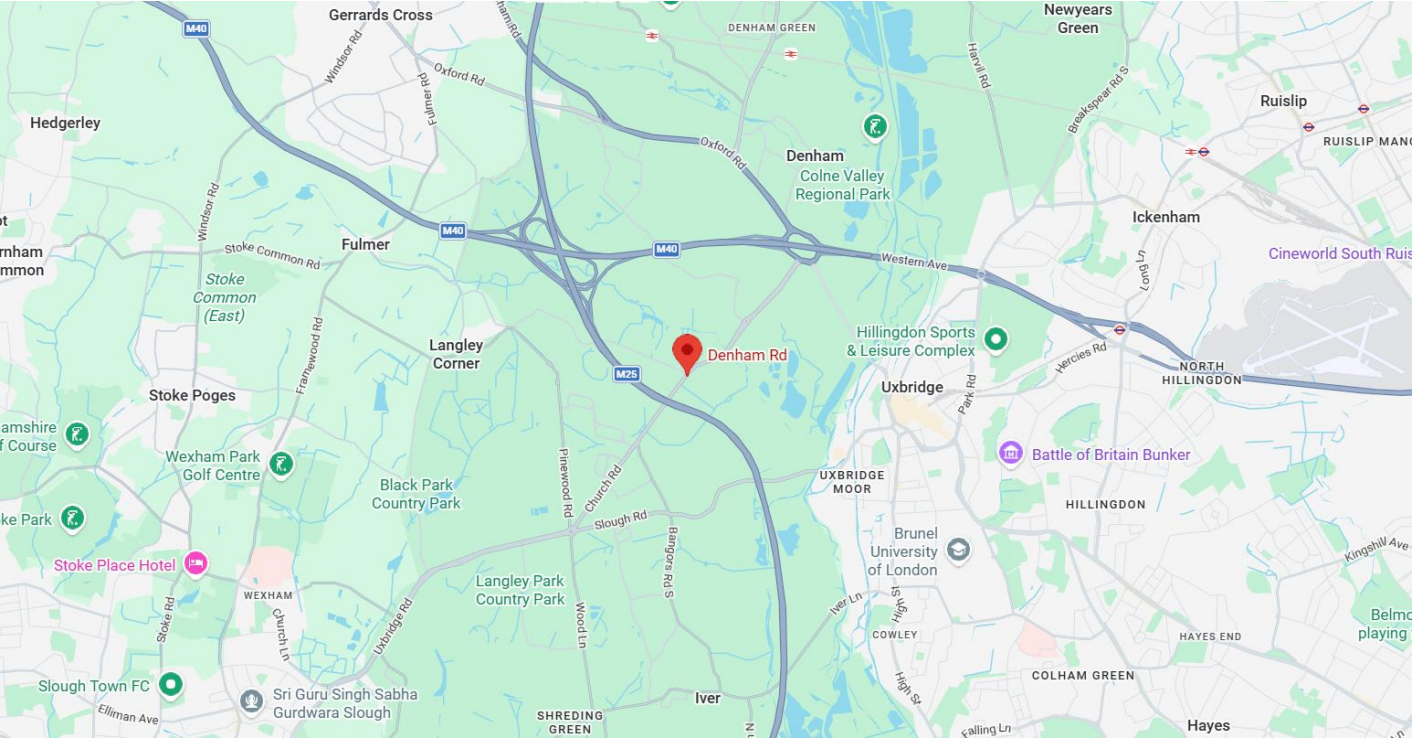
Currently comprises two semi-detached four-bedroom houses

Excellent development potential to create a substantial luxury detached residence

Option to retain or sell the existing properties individually for investment flexibility

Convenient access to transport links and green spaces including Colne Valley Regional Park;







Hiltons Estates, 137 Western Road
Southall, UB2 5HN

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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 are 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.