

# Middle Road

Denham • Buckinghamshire • UB9 5EQ

Guide Price: £800,000



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A substantial five bedroom family home offering bright and spacious accommodation and set on an impressive sized plot. Arranged over three floors, this charming family home enjoys an elevated position in a popular residential area with excellent transport links. The property enjoys a substantial front garden and a rear garden of 200ft+, perfect for future extension potential (STPP). The large driveway provides ample off-street parking for two cars.

Five bedroom attractive family home

Expansive plot

Over 200ft garden

- Denham Station close by (London Marylebone approx. 25 minutes)

Potential for further development (STPP)

Located in a sought after residential road

Large garage

Fantastic condition throughout

Well located for motorway M40/M25 connections

Ideal for growing families or those seeking versatile living space

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.





### **Location**

Conveniently situated on a quiet road near Denham Golf Club, this property offers easy access to central London and Marylebone station via public transit. The home is also a five minute walk to Chiltern mainline Station and a ten minute drive to Uxbridge Metropolitan line. Local shops and conveniences in Uxbridge and Gerrards Cross are also within close proximity by car. With the A40 roadway and M40 motorway nearby, transport links from Denham are excellent for travel by both car and public transportation. On a no-through road, in an elevated position with far reaching views of the surrounding countryside.

### **Property**

Upon entry, you are welcomed by a generous hallway leading to two elegant reception rooms. The front facing lounge features a beautiful bay window and fireplace, while the rear dining room provides a great space for a large dining room table and offers direct access to the garden, perfect for entertaining. The sizeable kitchen/breakfast room is well appointed with ample worktop and storage space, and also enjoys garden views. The first floor hosts four well proportioned bedrooms, including two spacious doubles with bedroom two enjoying a bay window both have built in storage, as well as a family bathroom, separate modern shower room with its own WC and an additional separate WC on this floor. A fifth bedroom is positioned on the second floor, alongside eaves storage, making it ideal for guests, bedroom or for the simple use as a home office. In addition there is plumbing ready for use of an additional bathroom in this bedroom.

### **Outside**

To the rear, the property enjoys a substantial secluded garden measuring over 200ft in length, ideal for families and outdoor entertaining. A paved patio leads to steps taking you to an expansive lawn surrounded by mature trees and tall hedges, creating a peaceful, green oasis. Additional features include a number of storage sheds, own driveway, large garage and side access to the rear.



### Schools:

Denham Green E-ACT Primary Academy 1.8 miles  
Denham Village School 1.7 miles  
The Gerrards Cross CofE School 4.1 miles



### Train:

Denham Golf Club Station 0.5 miles  
Denham Station 1.6 miles  
Gerrards Cross Station 4.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

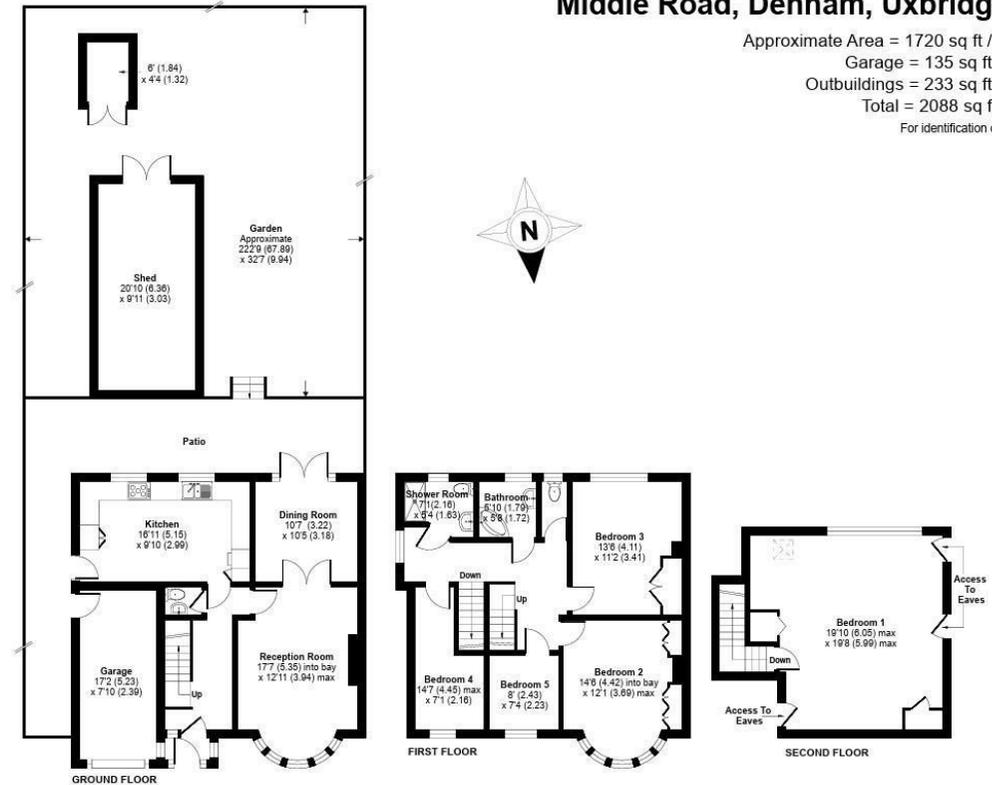
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(Distances are straight line measurements from centre of postcode)



## Middle Road, Denham, Uxbridge, UB9

Approximate Area = 1720 sq ft / 159.7 sq m  
Garage = 135 sq ft / 12.5 sq m  
Outbuildings = 233 sq ft / 21.6 sq m  
Total = 2088 sq ft / 194 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Coopers. REF: 1285844

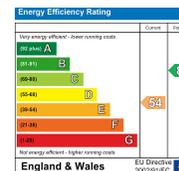
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