



Denham Way, Denham, UB9 5AX

- Extended semi detached property
- Spacious kitchen/breakfast room
- Utility room
- Modern family bathroom
- Large rear garden
- Three bedrooms
- Open plan living space
- Ground floor WC
- Off street parking
- No onward chain

Asking Price £675,000

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Description

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, ideally situated on Denham Way in Denham. Offering spacious and stylish accommodation throughout, the property features a generous reception room and an impressive open-plan kitchen/dining/family area opening onto the rear garden. With well-proportioned bedrooms, a modern family bathroom, and driveway parking, this superb home is perfectly suited to contemporary family living.

Accommodation

The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, with stairs rising to the first floor and access to a convenient ground floor WC.

The open-plan reception room is a particular feature of the home, boasting a charming fireplace with marble surround and a front-facing bay window that allows for plenty of natural light. The dining area flows seamlessly into the extended kitchen/breakfast room, which is well appointed with a generous range of fitted units and drawers, complemented by ample work surfaces. There is an inset gas hob with extractor hood over, an integrated double oven, and space for a dishwasher. Double doors provide views over and direct access to the rear garden.

A separate utility room offers additional built-in storage and work surfaces, along with space for further appliances.

To the first floor, there are two well-proportioned double bedrooms, a single bedroom, and a modern family bathroom comprising an enclosed bath, separate shower cubicle, wash hand basin, and WC.

Outside

The property features a large, well maintained rear garden, mainly laid to lawn and enhanced by mature shrubs. There is a large Summerhouse at the bottom of the garden. A paved patio provides an ideal setting for outdoor entertaining, and there is a paved pathway to the side of the property.

To the front a paved driveway provides off street parking.

Situation

Situated close to historic Denham Village, this property enjoys a picturesque setting in the heart of the Buckinghamshire countryside. Denham offers the quintessential charm of English village life, with its rich history, period architecture, and tranquil atmosphere. The village is home to a variety of traditional pubs and restaurants, a local church, and scenic countryside walks through Denham Country Park. Denham Station is less than a mile away via a local footpath, providing direct rail services to London Marylebone in approximately 21 minutes. The M40 (Junction 1) is easily accessible, offering convenient links to the M25, M4, M1, and both Heathrow and Gatwick airports.

Additional shopping and amenities can be found nearby in Uxbridge and Gerrards Cross.

Terms and notification of sale

Tenure: Freehold

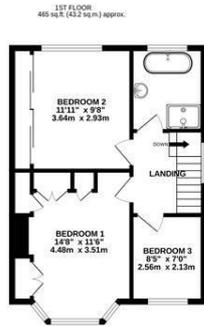
Local Authority: South Bucks

Council Tax: E

EPC Rating: TBC

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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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