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Upper Road, Uxbridge, UB9 5EJ  
£2,200 Per Month





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- Three Double Bedrooms
- Detached Home
- Out Building
- Ground Floor W.C.
- Near Denham Green Station
- Large Driveway
- Side and Rear Gardens
- Popular Quiet Residential Location

## Description

This well-presented home offers an excellent combination of space, comfort, and practicality, making it ideal for tenants seeking a long-term rental opportunity. The ground floor comprises a modern, fully fitted kitchen with ample storage and workspace, a convenient downstairs WC, and a bright, spacious reception and dining area. A charming conservatory enhances the living space, flooding the property with natural light and providing direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for families, professionals, or those working from home, along with a contemporary family bathroom finished to a modern standard. Externally, the property benefits from a private driveway providing off-street parking and access to the garage. To the rear, you will find an enclosed garden, mainly laid to lawn, together with a versatile outbuilding ideal for storage, a home office, or hobby space.

## Situation

Higher Denham is a sought after and picturesque semi-rural residential location within close proximity of local amenities and just a few moment's walk to the Denham Golf Club mainline Station. Uxbridge town centre is approx. 4.3miles providing an extensive shopping facility at The Chimes and major motorway links are within easy reach providing access to the M25/M11/M40/M4. Also within a short drive you have the delightful town of Gerrards Cross boasting an array of independent retailers that sell quality ladies clothing, luxury gifts, and local food with a choice of incredibly well-regarded state and public schools.



**Upper Road, Denham, UB9**  
Approximate Area = 1143 sq ft / 106.2 sq m  
Garage = 164 sq ft / 15.2 sq m  
Outbuilding = 110 sq ft / 10.2 sq m  
Total = 1417 sq ft / 131.6 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

## A map snippet from Google Maps showing the area around Denham Golf Club. A green location pin is placed on Slade Oak Ln, just north of the golf club. The map includes labels for 'Slade Oak Ln', 'Denham Golf Club', 'HIGHER DENHAM', 'Old Rectory Ln', and 'Tilehouse Ln'. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current | Potential           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         | <p>84</p> <p>70</p> | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |         |           |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                |         |                     | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                                                      |         |           |

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