



Redbourn, 21B Lower Road, Higher Denham, Buckinghamshire, UB9 5EB

A Detached three double-bedroom house with lovely views over open countryside in clean and tidy condition, yet with scope for alteration and improvement. No Onward Chain

Entrance hall | Cloak room | Living/Dining room | Study | Kitchen | Conservatory | 3 Bedrooms one with en-suite | Family bathroom | Single garage | Ample off-street parking | South facing rear gardens

This three bedroom, detached house has been owned by the same family since 1971 and, although clean and tidy, would now benefit from some updating and reconfiguration to suit today's current standards and expectations. An undoubted feature of the property are the stunning countryside views from the rear and it is also conveniently located both for access to the M40, M25 motorways and to Denham Golf Club station, going into London Marylebone.

The generous accommodation, approximately 1800 square feet, comprises of; spacious entrance hall, L-shaped double aspect sitting/dining room, cloakroom, study, kitchen, conservatory, three double bedrooms (one with en-suite shower room) and family bathroom. There is also an attached single garage. The principle reception room is a double aspect, L-shaped, through lounge-dining room with doors out to the garden. The kitchen is fitted with a range of oak-fronted units with some appliances including a dishwasher, cooker and washing machine and with space for a fridge and freezer. A door from the kitchen leads out into the conservatory. There is a study/family room to the front plus a cloakroom.

Upstairs; the master bedroom is double aspect with ensuite shower room and fitted wardrobes, there are two further double bedrooms (one with fitted wardrobes and great views) and a family bathroom.

Outside, the house is set back from the road with ample off-street parking and generous side access. The rear gardens are well-stocked with mature shrubs and slope gently down to the river Misbourne which winds gently along the rear of many of the gardens on Lower Road. The south-facing gardens look across open fields to the farm and countryside beyond. There is a single garage with power and light and additional rear access.

Price... £675,000

Freehold



LOCATION

Higher Denham is located just within the M25 and is a hamlet of houses mainly constructed since World War 2 when the area was an RAF base. There is a great sense of community with local activities centring around the local community association hall, playing fields and playground. There is easy access by train from Denham Golf Club station into London Marylebone and access to main motorway hubs are less than 10 minutes away. There are countryside walks on the doorstep with historical and picturesque Denham Village with its myriad pubs and restaurants being only a couple of miles away. Supermarket shopping is easily done in nearby Gerrards Cross or Uxbridge where there is a large shopping centre.

DIRECTIONS

From our partner offices in Denham, Carter Duthie, follow the A412 towards Uxbridge, take the second turning on the right into Old Rectory Lane, follow this for approximately 3/4 mile and turn left into Lower Road. The house can be found on the left, just around the first bend.

Disclaimers

Under Section 21 of the Estate Agents Act 1979, we hereby declare that a member of Wye Country has a personal interest in this property. Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract

Additional Information

Council Tax band G
EPC band D

MORTGAGE

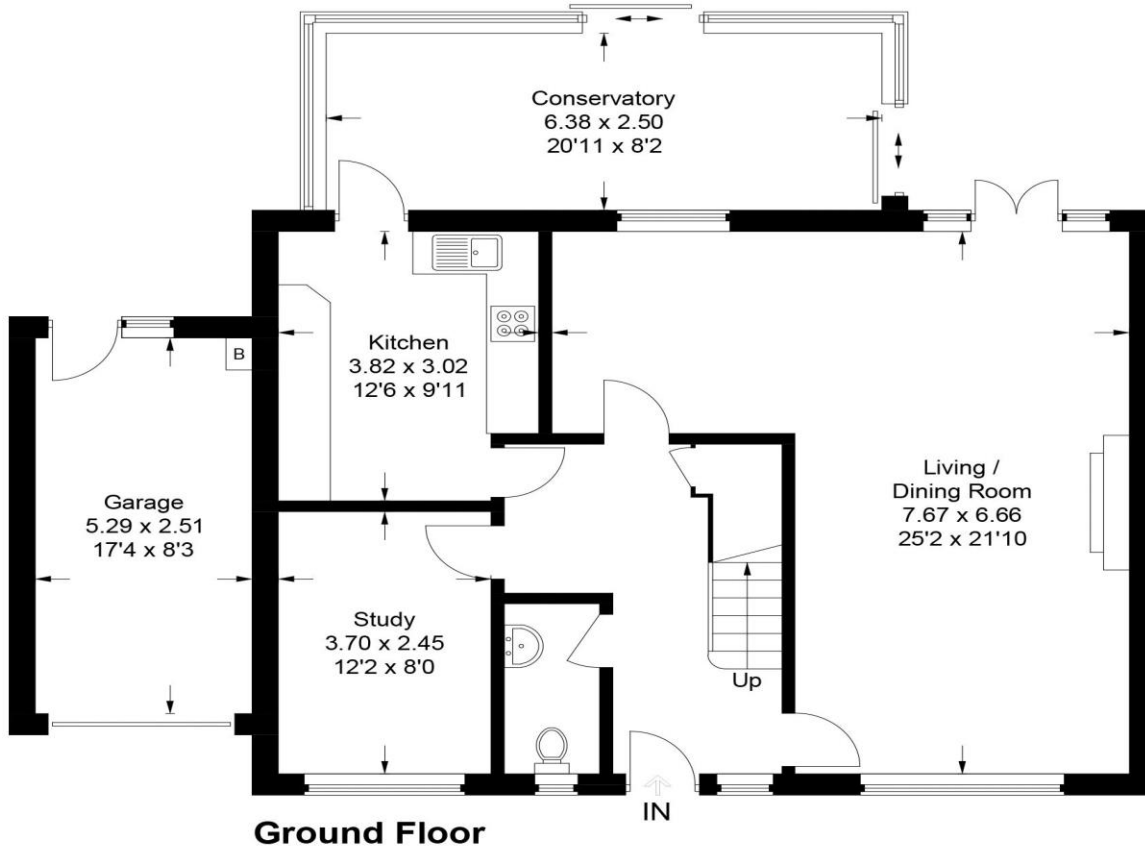
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser


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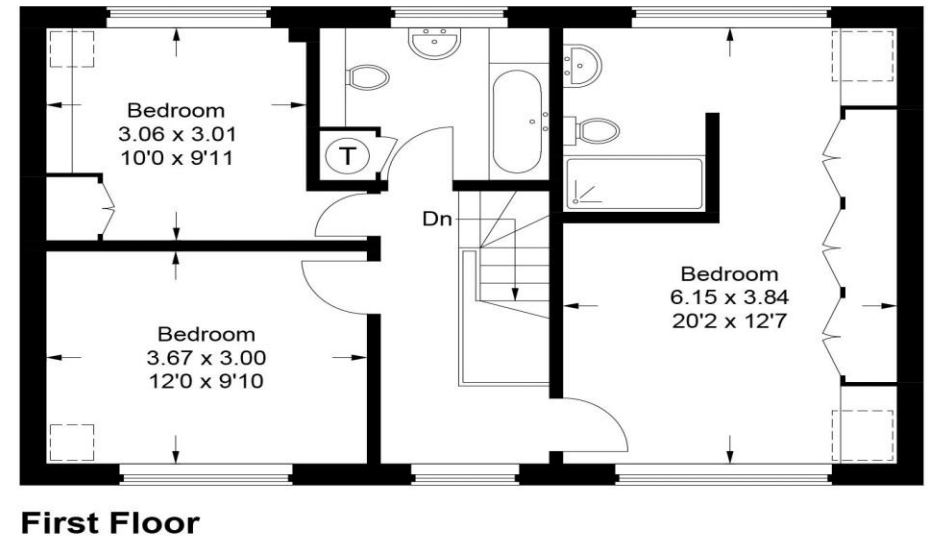


21B Lower Road

Approximate Gross Internal Area
Ground Floor = 93.6 sq m / 1,007 sq ft
First Floor = 60.3 sq m / 649 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 167.3 sq m / 1,800 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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