



£650,000 Freehold

Middle Road, Denham, UB9

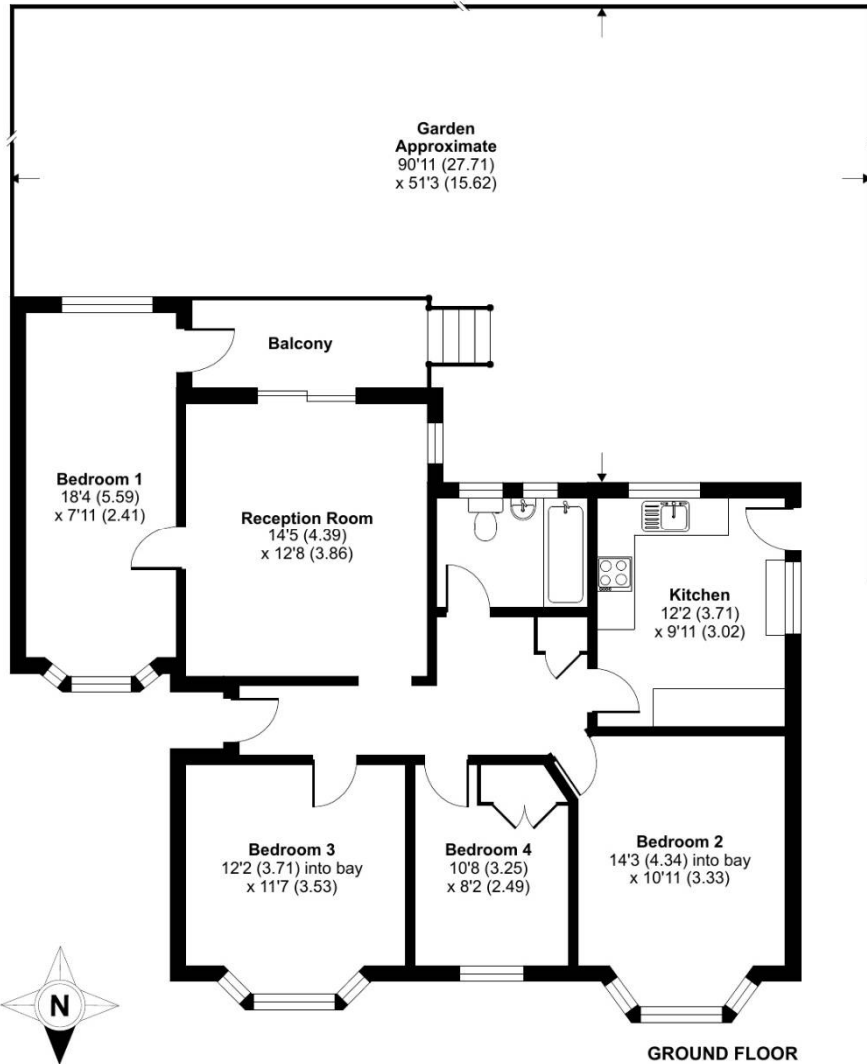
GREAT OPPORTUNITY!! Simple Estate Agents present to the market this exceptional opportunity to acquire this four-bedroom detached bungalow, ideally positioned on a generous plot featuring an expansive South facing rear garden. This enticing property is offered with the added advantage of **NO ONWARD CHAIN**, ensuring a smooth and expedited transaction. Nestled in the highly coveted residential location of Denham, the residence provides convenient access to Denham Golf Club, the Chiltern Line Station offering swift commutes to London, and excellent connectivity to the A40/M40 and M25. An early viewing is highly recommended to fully appreciate the immense potential and unique offerings of this property. Contact our dedicated sales team at your earliest convenience to schedule a viewing...

Middle Road, Denham, UB9

Middle Road, Denham, Uxbridge, UB9

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2023. Produced for Simple Estate Agents. REF: 1061192



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes Get on Western Ave/A40 from Coldharbour Ln, Yeading Ln and A4180 12 min (3.5 mi) Continue on Western Ave/A40 to Denham 6 min (4.8 mi) Continue on Denham Ave. Take Old Rectory Ln to Middle Rd 4 min (1.2 mi) UB9 5EG Middle Rd, Denham, Uxbridge

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.