



**Skylark Road**  
DENHAM, UB9 4HS





## £1,600.00 Per month

An attractive end of terrace house, situated within this ever popular residential area, between Gerrards Cross and Denham. There is a wonderful balance throughout this property home, which is further complemented by off-street parking, a garage and a private landscaped rear garden. There is a modern fully fitted kitchen and a spacious lounge/dining area with a patio door opening out to the rear garden. Upstairs there are three bedrooms and a bathroom. In addition, there is a loft space with radiator and windows, accessed via a staircase from the upstairs landing. Features include gas central heating and double glazing. Unfurnished. AVAILABLE END OF MAY.

### ENTRANCE HALL

Solid wood front door with two double glazed insets. Double glazed front aspect window. Radiator. Door to lounge. Stairs to first floor. Alarm panel.

### LOUNGE / DINING ROOM

23' x 12' 3" (7.01m x 3.73m) Double glazed front aspect bay window. TV point. Wall mounted feature gas fire. Two radiators. Double glazed door leading to rear garden. Door to kitchen. Under stairs cupboard housing gas meter and ECU.

### KITCHEN / BREAKFAST ROOM

19' 11" x 6' 6" (6.07m x 1.98m) Double aspect with double glazed side aspect bay window and double glazed door leading to rear garden. Extremely well fitted with modern gloss cabinets with under unit lighting at base and eye level. Granite effect work surface with tiled splash back. Tiled floor. Integrated washing machine, dishwasher, tumble dryer, fridge and freezer. Breakfast bar. Telephone point. TV point. Two radiators. Stainless steel bowl sink with mixer tap and drainer. Four ring 'Kenwood' gas hob with oven below and stainless steel extractor fan above.

### FIRST FLOOR LANDING

Doors to bedrooms 1, 2, 3 and bathroom. Stairs to loft space.

### BEDROOM 1

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed front aspect window. Radiator. TV point. Double fitted wardrobe.

### BEDROOM 2

9' 10" x 9' 1" (3.00m x 2.77m) Double glazed rear aspect window. Radiator. Double fitted wardrobe.

### BEDROOM 3

7' 8" x 5' 9" (2.34m x 1.75m) Double glazed front aspect window. Radiator.

### BATHROOM

Fully tiled modern white suite with double glazed opaque rear aspect window. Spotlights. Low level WC. Wash hand basin with mixer tap. Low level panel enclosed bath with shower above and bi-folding glazed shower screen. Radiator.

## LOFT ROOM

12' 8" x 10' 2" (3.86m x 3.10m) Two double glazed side aspect windows. Comprehensive eaves storage to both sides of the room. Concealed wall mounted 'Worcester' gas boiler. Radiator.

## FRONT GARDEN

Block paviour driveway providing off-street parking for one car. Small area of astro turf surrounded by pebbles, flower beds and mature trimmed shrubs. Brick wall boundaries to three sides. Access to garage. Pedestrian side access.

## GARAGE

Single garage with up and over door. Light and power.

## REAR GARDEN

Wrap around patio with space for table and chairs. Mainly to lawn with hedge boundaries to both sides and fence boundary to the rear. Side door access to garage.

## DRAFT DETAILS AWAITING VENDOR'S APPROVAL



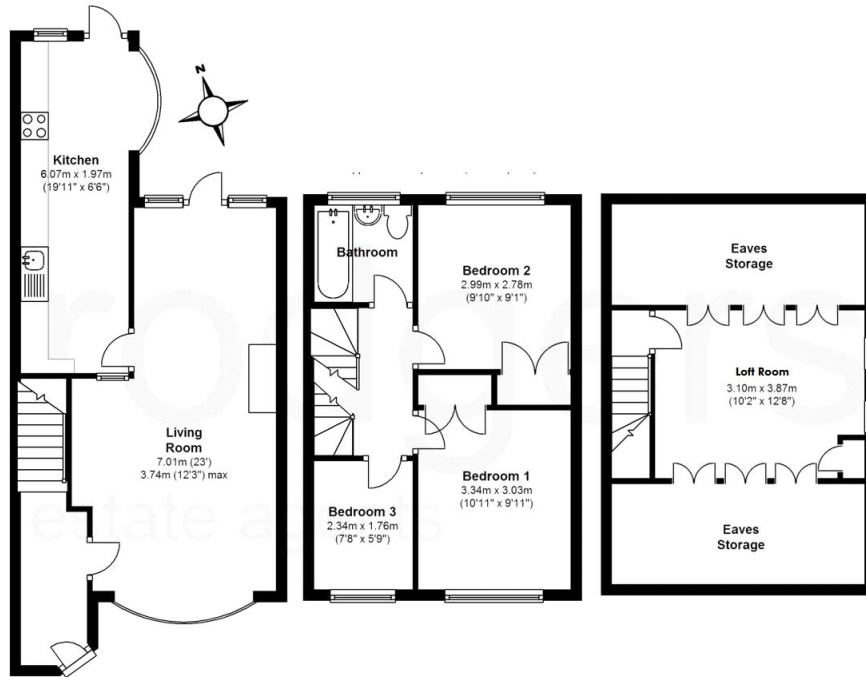
# Skylark Road, Denham UB9 4HS

Approx. Gross Internal Area 88 sq. Metres (945 sq. feet) excluding eaves storage

## Ground Floor

## First Floor

## Second Floor



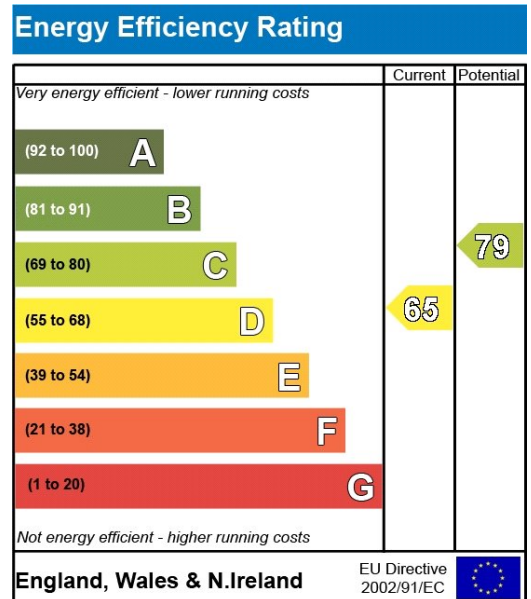
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30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

csp@rodgersstates.com

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

harefield@rodgersstates.com