



Broken Gate Lane
DENHAM, UB9 4LA



£775,000

Situated on a private road with no through access, Rodgers Estate Agents are delighted to offer to the market this deceptively spacious, four bedroom, detached property. A particular feature is the large rear garden which backs onto Woodland. The current accommodation on the ground floor comprises of a spacious entrance hall, living room, dining room, kitchen, breakfast room, utility room, two bedrooms and a bathroom. On the first there are a further two bedrooms, master with en suite bathroom. Features include gas central heating, double glazing and off street parking for several cars. The location is excellent being circa 0.5k walk away from Denham Golf Club mainline station and within easy reach of the M40 and M25 motorways. No upper chain.

RECEPTION HALL

Wooden front door with opaque glass insets. Wood flooring. Coats cupboard. Coved ceiling. Radiator. Half return staircase leading to first floor and landing.

SITTING ROOM

13' 7" min x 10' 8" max (4.14m x 3.25m)
Coved ceiling. Four wall light points. T.V point. Radiator. Archway to:

DINING ROOM

13' 10" x 12' 9" (4.22m x 3.89m) Double aspect room with double glazed leaded light window over looking side aspect and double glazed windows over looking rear aspect. Sliding double glazed patio door leading to rear. Laminate flooring. Archway to:

BREAKFAST ROOM

Breakfast counter. Under stairs storage cupboards. Radiator. Door with double glazed opaque glass inset and opaque glass window beside leading to rear garden. Double glazed window over looking rear aspect. Door to reception hall. Archway to:

KITCHEN

9' 8" x 6' (2.95m x 1.83m) Well fitted with wall and base units. Work surfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Built in oven. Space for microwave. Four ring electric hob with extractor over. Plumbed for dishwasher. Down lighters. Coved ceiling. Tiled floor. Double glazed window over looking rear aspect. Archway to:

UTILITY ROOM

Well fitted with wall and base units. Work surfaces. Stainless steel sink unit. Space for fridge. Plumbed for washing machine. Coved ceiling. Tiled floor. Door with opaque glass inset leading to side access.

BEDROOM 2

13' 7" into bow x 10' 10" max (4.14m x 3.30m) Laminate flooring. Built in wardrobe. Coved ceiling. B.T point. Radiator. Double glazed bow window over looking front aspect. Casement door with clear glass insets leading to a small lobby with window over looking side aspect and leading to sitting room.

BEDROOM 3

11' 3" into bay x 9' 10" max (3.43m x 3.00m) Fitted wardrobes and drawer units. Coved ceiling. Radiator. Double glazed bay window over looking front aspect.

BATHROOM

Half tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with mixer tap set into vanity unit with cupboard below. Walk in, fully tiled shower. Coved ceiling. Down lighters. Shavers point. Radiator. Double glazed window over looking front aspect.

LANDING

Velux double glazed roof light. Two wall light points.

BATHROOM 1

23' 2" max x 13' 1" max (7.06m x 3.99m) Triple aspect room with eyebrow window over looking front aspect and windows over looking side and rear aspects. Built in wardrobe. Under eaves storage space. Two radiators. Door to:

EN SUITE BATHROOM

Partly tiled with a white suite incorporating bath with mixer tap, w.c, bidet and wash hand basin with mixer tap. Down lighter. Expelair. Radiator.

BEDROOM 4

11' 3" x 9' 3" (3.43m x 2.82m) Radiator. Double glazed Velux roof light over looking front aspect.

FRONT GARDEN

Herringbone brick paved driveway providing off street parking for several cars. Brick built pillars with wooden fence boundaries. Flower bed borders. Pedestrian side access with wrought iron gate. Outside light points.

REAR GARDEN

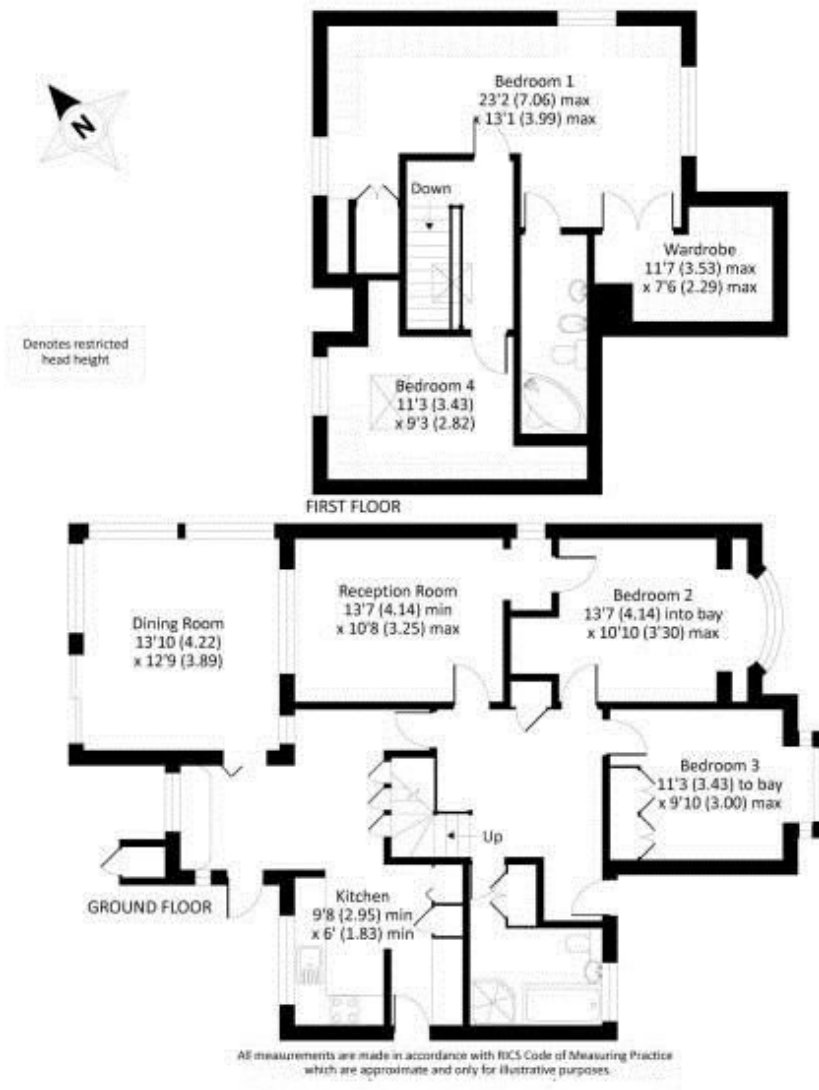
Circa 120' rear garden mainly laid to lawn backing onto woodlands. There are a wide variety of trees, hedges and shrubs. Brick paved patio area and raised wooden decking area.

Draft details awaiting vendor's approval.



Brokengate Lane, Denham, Buckinghamshire, UB9 4LA

Main house gross internal area = 1787 sq ft / 166 sq m (Includes Restricted Head Height)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		65
(39 to 54)	E	45	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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