



**Ashmead Lane**  
DENHAM, UB9 5BB





# £1,195,000

Set well back from the road on an elevated plot, a handsome detached family home situated just moments away from the picturesque and historic Denham Village with views to the front over open fields. The property has been extended to the rear and offers over 2,500 square feet of accommodation (excluding the loft room). The accommodation comprises of an entrance hall, cloakroom, drawing room, family room, conservatory, kitchen/ diner, utility room, five bedrooms, en suite shower room, family bathroom and an attic room. Features include gas central heating, double glazing, off street parking, a detached garage and south westerly facing rear garden. Local shops and Denham Railway Station, with links to London Marylebone, are just 0.7 miles away. No upper chain.

## HALL

20' 4" x 7' 7" (6.20m x 2.30m) UPVC front door with opaque double glazed windows either side. Herringbone wood flooring. Downlighters. Coved ceiling. Wall thermostat control. Radiator. Return staircase leading to first floor and landing.

## CLOAKROOM

7' 7" x 4' 7" (2.30m x 1.40m) Suite incorporating wash hand basin with mixer tap and tile splashback and w.c. Extractor fan. Under stairs cupboard. Opaque double glazed light window.

## LIVING ROOM

23' x 13' 9" (7.00m x 4.20m) Feature fireplace with marbled mantle and hearth with gas coal effect fire. Herringbone wood flooring. Three radiators. Double glazed window over looking front aspect. Sliding leaded light double glazed patio doors leading to:

## CONSERVATORY

16' 1" x 14' 1" (4.90m x 4.30m) Tiled flooring. Two wall light points. Archway to outer lobby. Two radiators. Double glazed casement doors leading to garden.

## FAMILY ROOM

11' 10" x 10' 10" (3.60m x 3.30m) Double aspect room with double glazed windows over looking front and side aspects. Herringbone wooden flooring. Down lighters. Coved ceiling. Radiator.

## KITCHEN/BREAKFAST ROOM

29' 6" x 12' 2" (9.00m x 3.70m) Double aspect room with double glazed windows over looking rear and side aspects. Well fitted with a range of wall and base units. Fitted wall dresser unit. Granite work surfaces. Tiled over work surfaces. Double sink unit with mixer tap. Space for a six hob Rangemaster with extractor hood over. Built in dishwasher. Built in fridge. Tiled flooring. Downlighters. UPVC door leading to side with opaque leaded light window inset.

## OUTER LOBBY

Casement door with double glazed glass inset leading to rear garden. Double glazed window. Radiator. Archway to conservatory and kitchen. Door to:

## UTILITY ROOM

11' 10" x 6' 3" (3.60 m x 1.90m) Well fitted with wall and base units. Stainless steel sink unit. Double glazed Velux rooflight. Worksurface. Space for fridge/ freezer. Plumbed for washing machine.

## LANDING

Half galleried with double glazed window over looking rear aspect.

## BEDROOM 1

14' 2" x 12' 6" (4.31m x 3.80m) Fitted wardrobe. Radiator. Double glazed window overlooking front aspect.

## EN SUITE

9' 10" x 5' 3" (3.00m x 1.60m)

## BEDROOM 2

12' 10" x 12' 2" (3.90m x 3.70m) Radiator. Double glazed window over looking rear aspect.

## BEDROOM 3

12' 2" x 10' 10" (3.70m x 3.30m) Double glazed window overlooking front aspect. Small storage cupboard. Radiator. Stairwell leading to attic room.



## BEDROOM 4

11' 2" x 7' 7" (3.40m x 2.30m) Radiator. Double glazed leaded light window overlooking front aspect.

## BEDROOM 5

9' 10" x 8' 6" (3.00m x 2.60m) Radiator. Double glazed window overlooking rear aspect.

## BATHROOM

8' 6" x 8' 2" (2.60m x 2.50m) Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c, bidet and wash hand basin with cupboard under. Tiled floor. Opaque double glazed window overlooking side aspect. Heated towel rail. Down lighters.

## ATTIC ROOM

22' x 10' 6" (6.70m x 3.20m) under eave storage space. Velux roof light with double glazed glass inset overlooking rear aspect.

## FRONT GARDEN

A good size garden with views over open fields mainly laid to lawn with flower bed borders. Brick wall. Hedge boundaries. Brick paved driveway providing off street parking for several cars. Outside lamp post feature. Outside light point. Storm porch with red tile flooring.

## BACK GARDEN

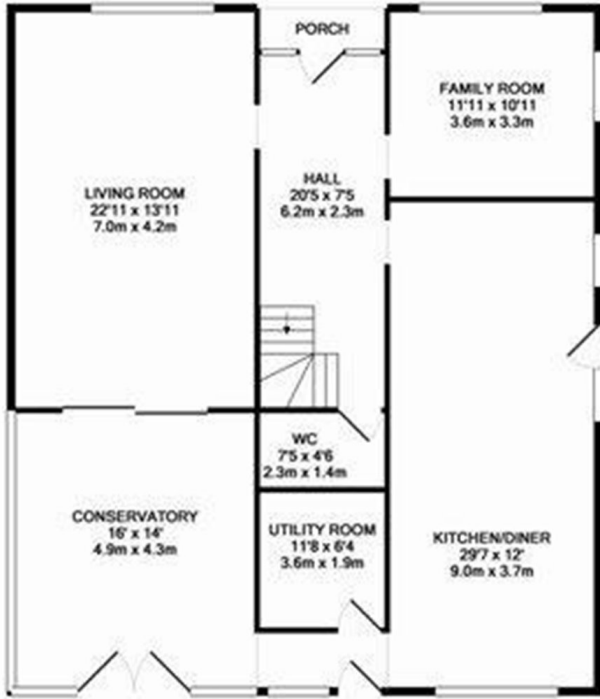
South westerly facing mainly laid to lawn with laurel hedging. Brick walls. Wooden fencing. Patio. Pedestrian side access.

## GARAGE

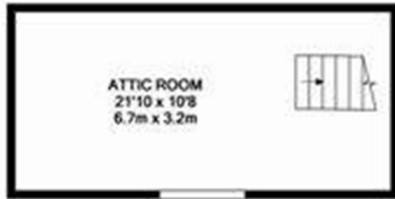
Detached brick built garage with up and over door.

Draft details awaiting vendor's approval.

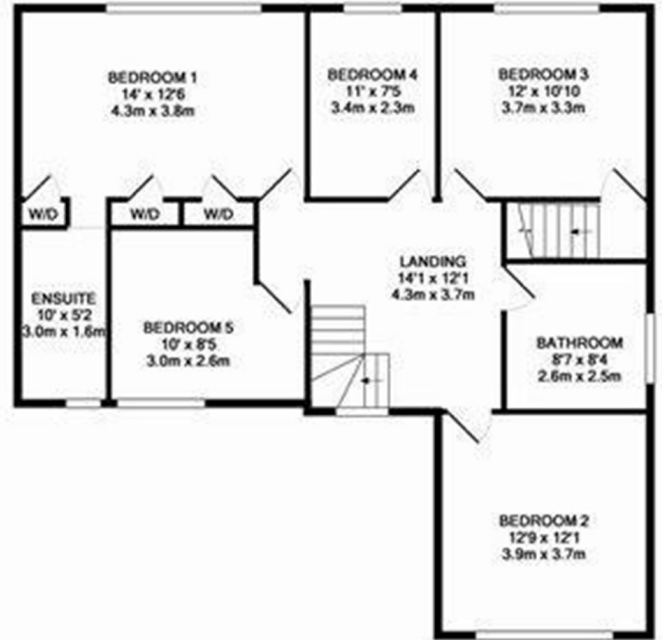




GROUND FLOOR  
APPROX. FLOOR  
AREA 1501 SQ.FT.  
(120.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 232 SQ.FT.  
(21.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 974 SQ.FT.  
(90.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2507 SQ.FT. (232.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		68
(39 to 54) <b>E</b>	40	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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