



Patrons Way West

DENHAM GARDEN VILLAGE, UXBRIDGE, UB9 5PN



£525,000

A delightful semi detached chalet bungalow situated in a secluded position overlooking Nightingale Woods. The property, which is offered with vacant possession, has the added advantage of direct access from the lounge onto a patio area which overlooks communal grounds. In excellent condition throughout, the accommodation on the ground floor comprises of an entrance hall, sitting room/ dining area, kitchen, a double bedroom and en suite shower room. On the first floor there are a further two double bedrooms and a bathroom. Features include gas central heating, double glazing and an allocated parking space.

ENTRANCE HALL

Front door with opaque double glazed glass inset. Large walk in storage cupboard housing fuse board with opaque double glazed window overlooking front aspect. Coved ceiling. Storage cupboard under stairs. Radiator. Return staircase leading to first floor and landing.

LOUNGE/DINING ROOM

19' 3" x 18' 6" (5.88m x 5.65m) max. "L" shaped with a feature false fireplace with wooden mantle and marble inset and hearth with built in electric coal effect fire. Casement door with double glazed glass insets leading to patio. Double glazed windows overlooking rear aspect. Coved ceiling. Dimmer switches. BT/TV points & AM/FM points. Radiator. Dining area with a double glazed window overlooking rear aspect. Radiator. Coved ceiling. Door to:

KITCHEN

10' 8" x 7' 10" (3.24m x 2.40m) Fitted with a range of wall and base units. Granite effect work surfaces with tiled splash backs and inset one and a half bowl sink and drainer with mixer tap. Integrated fridge/freezer. Plumbing and space for dishwasher. Plumbing and space for washing machine. Fitted AEG oven and grill. Four ring Bosch gas hob with extractor fan over. Hidden lighting. TV point. Tiled flooring. Down lighters. Cupboard housing Gloworm gas central heating boiler. Double glazed window overlooking front aspect.

BEDROOM 1

16' 1" x 10' 2" (4.89m x 3.09m) Coved ceiling. TV/BT points, am/FM points. Radiator. Double glazed window overlooking rear aspect. Door to:

SHOWER ROOM

Partly tiled with white suite incorporating low level WC, wall mounted wash hand basin with mixer tap and tiled splash back and fully enclosed tiled shower cubicle. Heated towel rail. Shaver point. Down lighters. Extractor fan. Radiator. Opaque double glazed window overlooking front aspect. Door to hallway.

LANDING

Velux roof light. Two large fitted wardrobes. BT point.

BEDROOM 2

22' 10" max x 11' 5" (6.95m max x 3.47m) Vaulted ceiling with exposed beam. Range of fitted wardrobes. BT/TV points. Radiator. Double glazed window overlooking rear aspect

BEDROOM 3

11' 2" x 10' 5" (3.41m x 3.18m) Large eaves storage area with radiator. Vaulted ceiling. Radiator. Velux window. Double glazed window overlooking side aspect.

BATHROOM

Partly tiled with white suite incorporating bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and tiled splash back and low level WC. Shaver point. Down lighters. Extractor fan. Large eaves storage area. Radiator. Opaque Velux roof light overlooking front aspect.

TO THE FRONT

Paved pathway leads to the front door. Large covered storm porch. Communal gardens. Outside meters. Flower beds.

TO THE REAR

Patio area with wooden pagoda over looking landscaped communal grounds, situated in a secluded spot backing onto Nightingales Wood.

PARKING

Allocated parking space.

LEASEHOLD

125 years from 1st Jan 2005

SERVICE CHARGE

April 2020 to March 2021 is £265.47 per month

AGENTS NOTES

Properties must house one person over the age of 55

Personal care available (additional costs apply)

Service charge payable

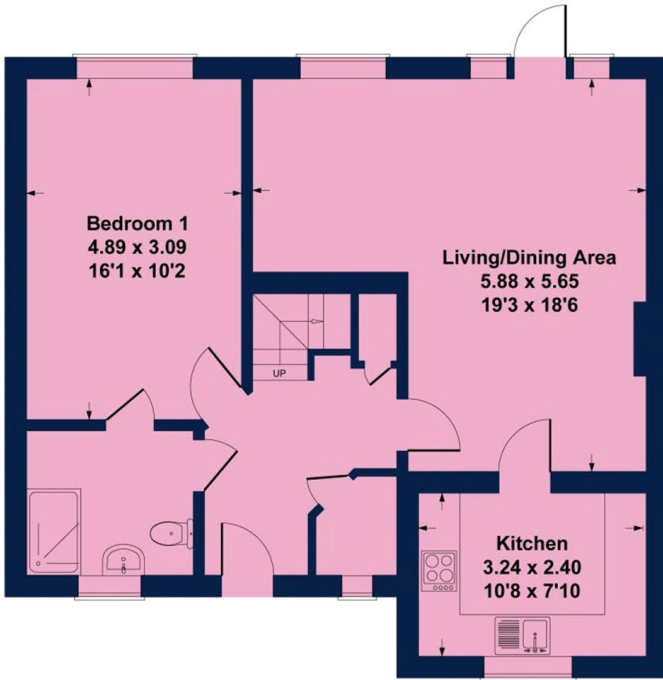
A sinking fund contribution will be payable (at point of sale)

Draft awaiting Vendor's approval.

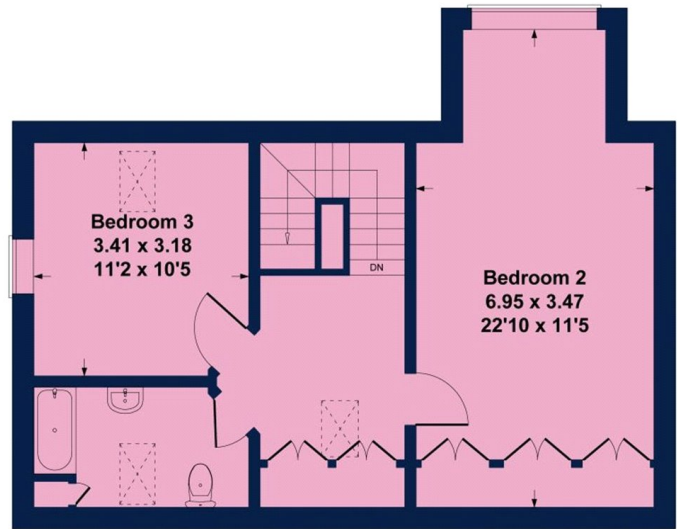


The Swans

Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 51.2 sq m / 551 sq ft
 Total = 119.8 sq m / 1289 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2020
 For Illustrative Purposes Only.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	75	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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