



The Swallows

PATRONS WAY WEST, DENHAM GARDEN VILLAGE,
UB9 5PB



£515,000

A well presented three bedroom detached chalet bungalow within easy walking distance of Denham Station and parade of shops. The award winning Denham Garden Village for the over 55's has superb on site facilities which include hairdressers, health spa, gymnasium, library, café/bar/restaurant, snooker room, GP's surgery and shop. The accommodation on the ground floor comprises of an entrance hall, lounge/dining room with door to a patio, fitted kitchen, a bedroom/ family room with a "jack & jill" shower room. On the first floor there are two bedrooms and a bathroom. Further features include gas central heating, double glazing and an allocated parking space. No upper chain.

ENTRANCE HALL

Cove ceiling. Storage cupboard with fuse board and opaque double glazed window overlooking front aspect. Under stairs storage cupboard. Door to "Jack & Jill" shower room. Wall thermostat. Radiator. Stairs leading to first floor and landing.

LOUNGE/ DINING ROOM

19' 3" x 18' 8" (5.88m x 5.69m) L shaped with a false "coal effect" fire with wooden surround and granite inset. BT point. Radiator. Double glazed window overlooking rear aspect. Casement door with double glazed glass inset leading to patio. Archway to:

KITCHEN

10' 8" x 7' 10" (3.25m x 2.38m) Well fitted with wall and base units. Enclosed cabinet with central heating boiler unit. Worksurfaces with tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in oven and grill. Built in Fridge/Freezer. Washing machine/ dryer. Dishwasher.

FAMILY ROOM/ BEDROOM

16' 1" x 10' 4" (4.90m x 3.15m) Cove ceiling. Radiator. BT point. Double glazed window overlooking rear aspect. Door to:

SHOWER ROOM

A "Jack & Jill" shower room with suite incorporating sink with mixer tap and splashback, walk in shower and w.c. Tiled floor. Radiator. Opaque double glazed window overlooking front aspect. Door to entrance hall.

LANDING

Fitted storage cupboard. V-Lux double glazed window.

BEDROOM 2

19' 2" x 13' 10" (5.83m x 4.22m) Fitted wardrobes. BT Point. Radiator. Double glazed window overlooking rear aspect.

BEDROOM 3

11' 2" x 10' 7" (3.40m x 3.23m) Eaves storage cupboard with radiator and light point. BT point. V-Lux double glazed window overlooking rear aspect. Radiator. Double glazed window overlooking side aspect.

BATHROOM

W.c. Fitted storage in Eaves. Sink with mixer tap and splash back tiles. Bath with shower attachment, tiled with glass screen. Opaque V-Lux double glazed window overlooking front aspect.

TO THE FRONT

Pathway leading to front door with opaque double glazed glass insets. Hedge boundaries. Outside Light point.

TO THE REAR

Private patio area overlooking communal grounds with pergolas. Outside tap point. Outside light point.

PARKING

Allocated parking space

LEASEHOLD

125 years from 2005

SERVICE CHARGE

April 2020 to March 2021 is £265.47 per month

AGENTS NOTES

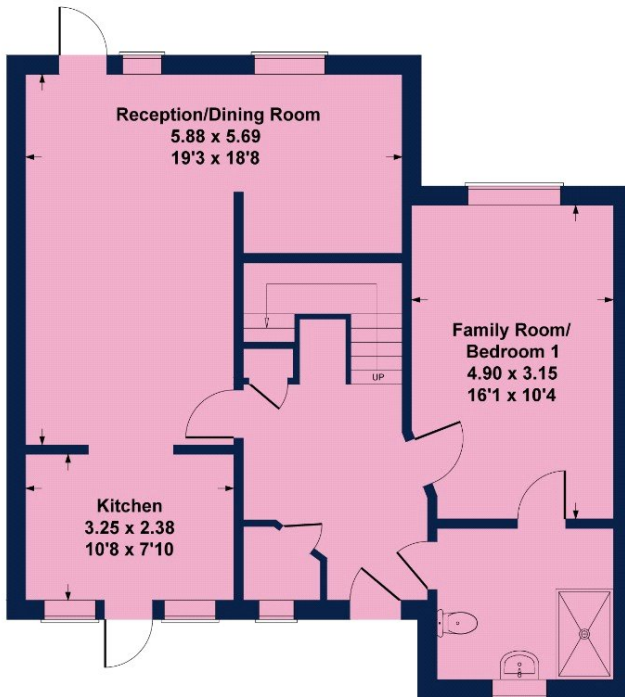
Properties must house one person over the age of 55
Personal care available (additional costs apply)
Service charge payable

Draft details awaiting vendor's approval.

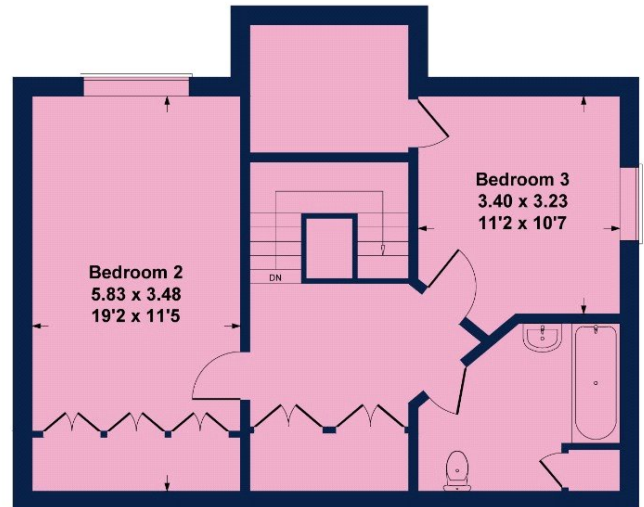


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Approximate Gross Internal Area
 Ground Floor = 72.1 sq m / 776 sq ft
 First Floor = 59.4 sq m / 639 sq ft
 Total = 131.5 sq m / 1415 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	77	
(55 to 68) D		
(39 to 54) E		
(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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