









Cheapside Lane, Uxbridge, UB9 5AB £830,000

- Large Deatched Home
- Large Plot With Substantial Garden
- No Chain
- Garage Via Own Driveway
- Easy Reach Of Denham Green Station

- Great Extension Possibilites
- Close To Denham Village
- 1949 Sq Ft
- Outdoor Swimming Pool
- An Abundance of Potential

# **Description**

Nestled in the charming area of Denham, this delightful house offers a perfect blend of space and comfort. Spanning an impressive 1949 Sq Ft, the property comprises of a reception room, downstairs double bedroom, family bathroom, fully fitted kitchen and a dining room which provides access to the rear garden.

Rising to the first floor enjoys two double bedrooms and a WC.

A low maintenance front garden with a driveway space and private garage. To the rear is a large private garden with an outdoor swimming pool and outbuilding.

### **Situation**

Mandeville, Cheapside Lane in the prime location in the heart of Denham. This sort after area is surrounded by open countryside, yet it is less than 20 miles from Central London with excellent road and rail links to the capital. Nearby towns include Gerrards Cross, Beaconsfield, Uxbridge and Rickmansworth. Denham train station is a short distance away so travelling further afield when you want to is easy. In Gerrards Cross, three miles away, you will find independent boutiques, coffee shops, Marks and Spencer, Waitrose and a large Tesco, while in High Wycombe, there is a popular John Lewis department store. Denham Green is surrounded by countryside and offers a range of country parks and golf clubs and is a short walk to the historic town of Denham that is home to a selection of country pubs.



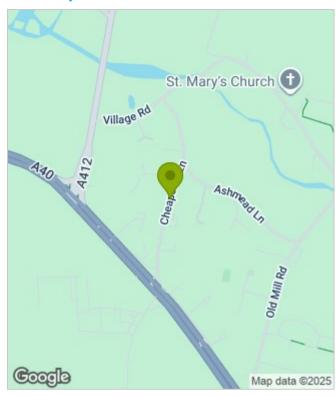




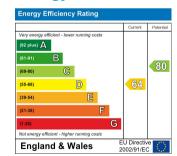
# **Floor Plans**

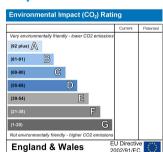
#### Mandeville, Cheapside Lane, Denham, Uxbridge, UB9 Approximate Area = 1606 sq ft / 149.2 sq m Garage = 196 sq ft / 18.2 sq m Outbuilding = 147 sq ft / 13.7 sq m Total = 1949 sq ft / 181.1 sq m For identification only - Not to scale Outbuilding 5.43 x 2.45 17'10 x 8'0 (Not Shown In Actual 2.52 x 2.27 3.56 x 2.12 Location / Orientation) 11'8 x 6'11 8'3 x 7'5 Dining Room 3.64 x 2.85 Bedroom 3.56 x 3.47 3.66 x 3.64 11'11 x 9'4 Bedroom 11'8 x 11'5 12'0 x 11'11 4.21 max x 3.54 max 13'10 x 11'7 Entrance Bedroom Reception Room 5.51 max x 4.27 max 15'6 x 14'0 18'1 x 18'0 Garage 6.70 max x 2.82 max 22'0 x 9'3 **Ground Floor** First Floor OALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



# **Energy Performance Graph**





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