



Albert Broccoli Road
Denham, Uxbridge

A beautiful detached modern family home in the sought after area of Denham

Situated on the exclusive development of Denham Film Studios and surrounded by extensive communal grounds with protected woodland.



2 RECEPTION ROOMS



5/6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



EXTENSIVE GARDEN



FREEHOLD



RURAL/VILLAGE



3,956 SQ FT



**GUIDE PRICE
£1,750,000**

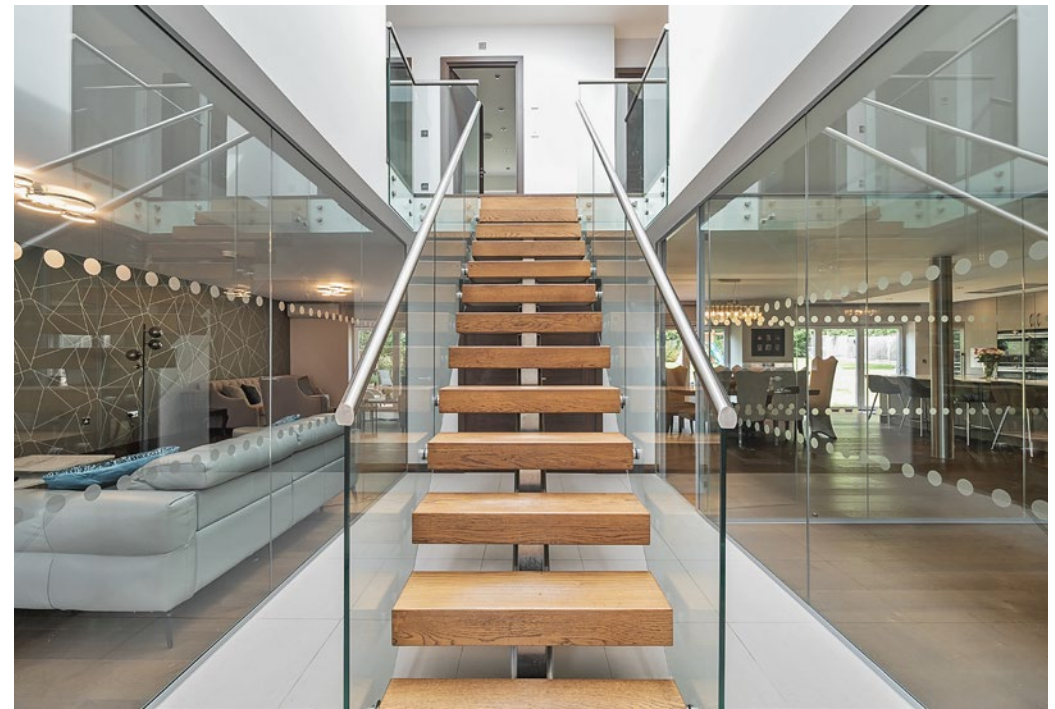
The property

The stunning entrance hallway, with a contemporary staircase, leads to the first floor with a large ceiling rooflight allowing an expanse of light.

The spacious L-shaped lounge with double aspect leads to a beautifully appointed kitchen/dining room with high end appliances, a utility room, study and cloakroom.

On the first floor, the principal bedroom suite offers two large walk-in wardrobes, en suite bathroom complete with balcony. There is a guest bedroom with en suite shower room and three further double bedrooms, serviced with a family bathroom. Bedrooms four and five also benefit from balconies overlooking the front aspect.

The property benefits from underfloor heating throughout, oak wood flooring and is finished to a high standard.



Outside

The property is approached through electronic gates that lead to a courtyard with parking for several cars and a free standing double garage with an annexe over that includes a kitchen/living/bedroom area with shower room.

The gated access opens onto an extensive rear garden with decking area ideal for al fresco dining and entertaining. The garden is laid mainly to lawn with mature hedging.

Location

The property is situated on the exclusive Denham Film Studios and is surrounded by extensive communal grounds. There is a concierge service at reception, a cinema, bar and residents communal hall which can be booked and free for residents use.

Denham is within striking distance along with Denham train station with frequent access to London Marylebone. Denham provides country parks and golf courses and surrounded by stunning countryside.

Shopping facilities include Co-op, bakery and butchers. Nearby Gerrards Cross offers a wider range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, public houses, an Everyman cinema, community library and health centre. Local sporting amenities include Gerrards Cross Squash Club and Gerrards Cross Golf Club.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4, and Heathrow / Luton and Gatwick airports.

Buckinghamshire is celebrated for its outstanding educational options, both state and independent schools.



Distances

- Denham Village approx. 1.3 miles

Nearby Stations

- Denham Station approx. 0.8 miles
- Gerrards Cross Station approx 4.2 miles

Key Locations

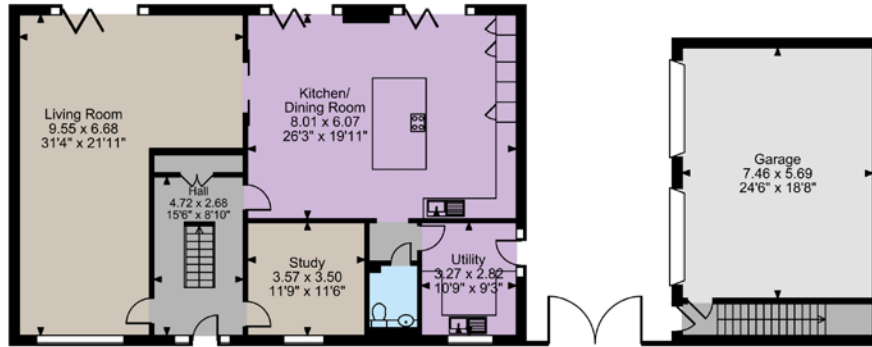
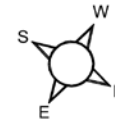
- Denham Country Park
- Denham Golf Club
- Gerrards Cross
- Beaconsfield

Nearby Schools

- Denham Village School
- Gerrards Cross CofE School
- St Joseph's Catholic Primary School
- Gayhurst School
- Thorpe House School
- Maltman's Green School
- Uxbridge High School
- St Mary's School

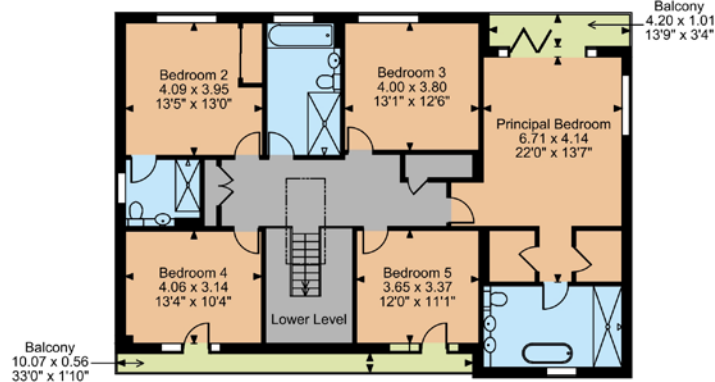


Albert Broccoli Road
 Main House internal area 2,908 sq ft (270 sq m)
 Garage Building internal area 524 sq ft (49 sq m)
 Annexe internal area 524 sq ft (49 sq m)
 Balcony external area = 107 sq ft (10 sq m)
 Total internal area 3,956 sq ft (367 sq m)

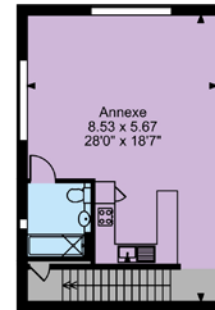


Ground Floor

Garage Ground Floor



First Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 3,956 sq ft (367.5 sq m) includes annexe and garage

For identification purposes only.

Directions

UB9 5FJ

what3words: ///sunk.jolly.parts

General

Local Authority: Buckinghamshire Council

Services: Electric, heat source pump, mains water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: B

Tenure: Freehold

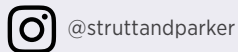
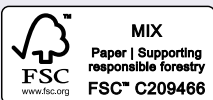
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