



Rustic Glade, Tilehouse Lane, Denham,
Buckinghamshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Rustic Glade Tilehouse Lane, Denham, Buckinghamshire UB9 5DD

A two bedroom detached bungalow set in good size gardens and in a peaceful location with further scope for extensions subject to planning permission.

Denham train station, 0.6 miles, Denham Golf Club train station, 1.1 miles, M40 Junction 1, 3.1 miles Uxbridge town centre, 3.6 miles, Heathrow Airport (Terminal 5) 9.6 miles, central London approx. 20 miles.

Entrance hall | Living room | Kitchen/breakfast room | Conservatory | Two bedrooms | Family bathroom | Garage | Garden | EPC Rating D

The property

This mature two bedroom detached bungalow benefits from a generous plot we believe offers excellent scope for extension, subject to planning permission.

An entrance hall features parquet flooring which then flows throughout much of the property. The accommodation includes a kitchen/breakfast room which leads on through a glazed door, to a large conservatory with double doors to the garden. The double aspect sitting room features as its focal point a fire place with an inset living flame gas fire.

The main bedroom has a range of fitted wardrobes. The second bedroom is also a good size with a front aspect. The bathroom includes a bath and separate independent shower.

Outside

The property is approached over a driveway with ample parking and vehicular side access to one side leading to the detached single garage in the rear of the garden.

The rear garden is a good size and laid mainly to lawn with well stocked flower beds and well screened by mature hedging. There is also a patio area outside the conservatory.

Location

Denham is a picturesque and highly sought after village in South Buckinghamshire, with the benefit of countryside living within easy reach of London. It is located approximately 19 miles from central London and a short distance from junction 1 on the M40, and is just 5 miles and 9.2 miles from the M25 motorway and Heathrow airport, respectively.

With its enchanting historic streets and traditions, Denham is a parish steeped in history, and offers an excellent variety of pubs and restaurants, independent shops, highly regarded schools, and a church. The rural walks of Denham Country Park are nearby, and the parish has two golf courses within its boundaries, The Buckinghamshire and The Denham Golf Clubs. Highly sought after Gerrards Cross to the West provides easy access to the stunning Chiltern Hills area of outstanding natural beauty, with a wide range of walking and country sports, as well as fast commuter links into London. The town offers a comprehensive selection of shops with some excellent restaurants and an Everyman Cinema. There are also a number of private schools for girls and boys.





Floorplans
House internal area 1,063 sq ft (98.8 sq m)
Garage 156 sq ft (14.5 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross, head northeast on Packhorse Road/ B416 towards South Park. Continue to follow the B416 and at the roundabout take the third exit onto the A413. Continue for approximately 2.5 miles and until the Denham traffic lights. Turn left onto the A412 North Orbital Road and the second left into Tilehouse Lane where the property will be found on the right hand side.

General

Local Authority: South Buckinghamshire
Planning: Prospective purchasers should make their own enquiries to the local planning authority.
Services: Gas, electric, mains water and mains drainage
Council Tax: Band F
Tenure: Freehold
Guide Price: £675,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

