

# The **Frost** Partnership

Gerrards Cross Sales: **T:** 01753 890909 **E:** [gerrardscross@frostweb.co.uk](mailto:gerrardscross@frostweb.co.uk)

**Navanna, Cheapside Lane, Denham Village, Buckinghamshire UB9 5AB**

**Asking Price: £850,000 (Freehold)**



- Detached family home
- Walking distance of the historical Denham Village
- Large garden

- Lovely Garden
- Four bedrooms
- Conservatory



**Ground Floor**

**First Floor**



**Cheapside Lane, Denham, UB9 5AB**

APPROXIMATE GROSS INTERNAL AREA 1613 SQ FT / 149.80 SQ M

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**A beautifully presented detached home situated in a highly sought-after location within walking distance of historic Denham Village. The accommodation comprises entrance hall, lounge dining room, study, kitchen/breakfast room, utility room and cloakroom. On the first floor there is a master bedroom with ensuite shower room, a further three bedrooms and a family bathroom. Outside the property sits on a good sized plot.**

**Entrance Hallway** Stairs rising to first floor, understairs storage cupboards.

**Lounge** Ornate coving, brick built fireplace with gas fire, wall light points, bi-folding doors giving access to dining room.

**Dining Room** Ornate coving, wall light points.

**Study** A bright and spacious room with bay window overlooking the front aspect, wall light points.

**Conservatory** Tiled flooring, French doors giving access onto the garden.

**Kitchen / Breakfast Room** Comprehensively fitted with a range of wall and base units with lengths of work surfaces, space for gas range with fitted extractor above, integrated dishwasher, two bowl sink and mixer tap, bay window overlooking side aspect, tiled flooring, integrated refrigerator, integrated freezer, tiled splashbacks, ceiling spotlights.

**Utility Room** Plumbing and space for washing machine, space for tumble dryer, ceiling spotlights, sink with mixer tap and drainer, wall and base storage units, tiled splash backs, tiled floor.

**First Floor and Landing** Access to loft, range of fitted storage cupboards housing lagged hot water cylinder, further hanging and storage space.

**Master Bedroom** Fitted with a range of fitted wardrobes, dressing unit.

**En Suite Shower Room** Fitted with a stylish suite comprising fully tiled shower cubicle with large shower rose and hand held shower attachment, low flush WC, wash hand basin with mixer tap inset into vanity unit with storage beneath, tiled splashbacks, tiled flooring.

**Bedroom 2** Window overlooking side aspect.

**Bedroom 3** Window overlooking front aspect.

**Bedroom 4** Window overlooking front aspect, fitted storage cupboard

**Family Bathroom** Fitted with a suite comprising bath with mixer tap and shower over, pedestal wash hand basin, low flush WC, tiled walls and flooring.

**Rear Garden** The rear garden is a beautiful feature primarily laid to lawn with a paved patio abutting the rear of the property and screened by wood panel fencing and mature hedging. There is a vegetable garden and a larger garden store and space to the side of the property and a further garden shed. Double gates giving access to the front of the property.

**Outside to the Front** There is a large driveway providing parking for numerous cars. The garden has been landscaped and is screened by mature hedging.

**Agent's Note** Energy Performance Rating - D. Please contact us for a full copy of the Energy Performance Certificate (EPC).

## **VIEWING**

**Via The Frost Partnership, Packhorse Road, Gerrards Cross, Buckinghamshire**  
**Telephone: 01753 890909 Email: [gerrardscross@frostweb.co.uk](mailto:gerrardscross@frostweb.co.uk)**



#### AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.