

ALLDAY  
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Patrons Way East, Denham, UB9 5NP  
£425,000





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- Two Double Bedroom
- Two Bathrooms
- Award Winning Over 55's Development
- Close to Denham Village
- Allocated Parking
- Ground Floor Apartment
- Master Bedroom with En Suite
- Premier Position in Development
- Highly Sought After Location
- No Upper Chain

## Description

This delightful apartment on Patrons Way East offers a perfect blend of comfort and modern living. This property is perfect for those seeking a peaceful yet vibrant community.

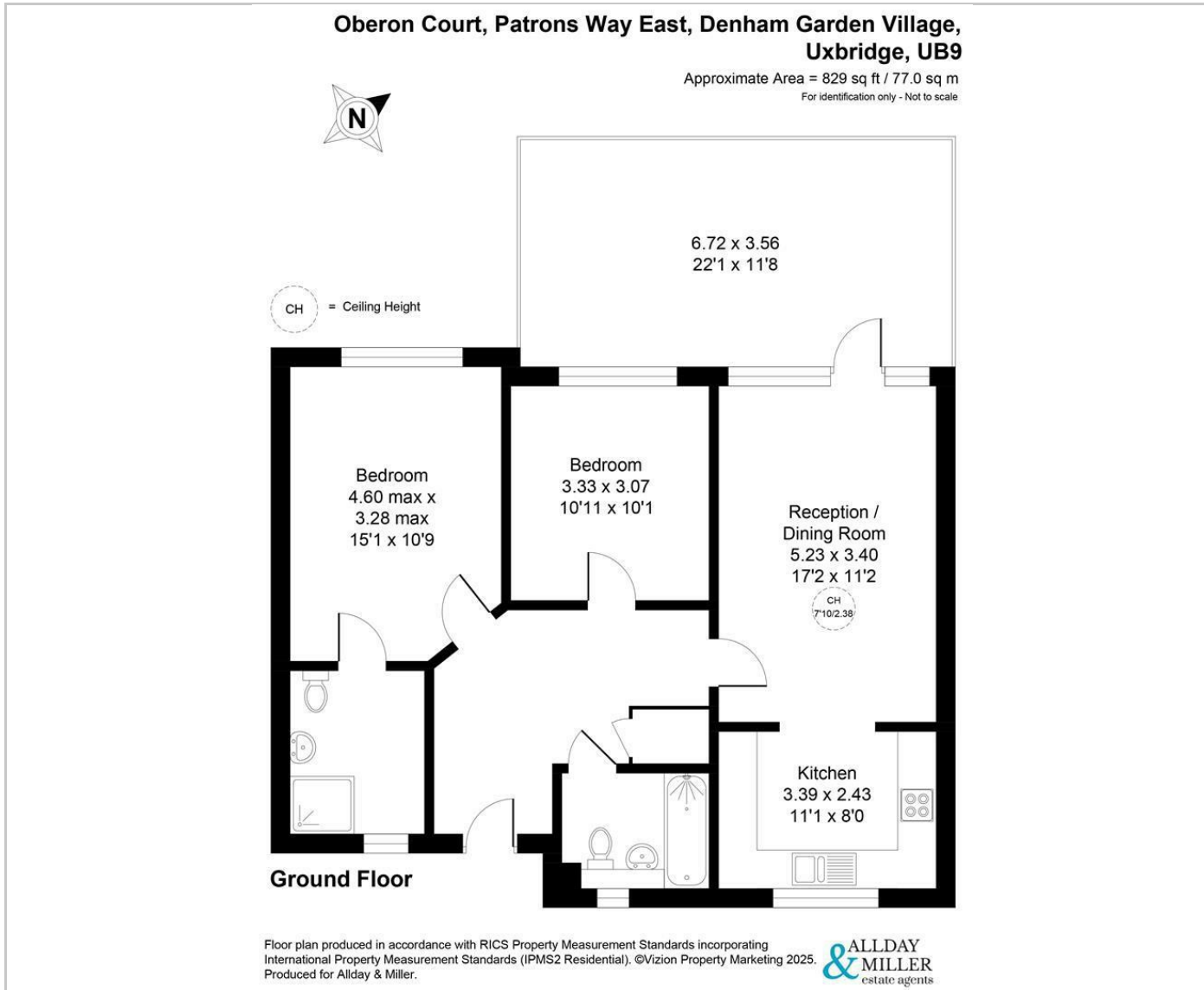
Featuring two generous bedrooms, with the master bedroom boasting an ensuite bathroom, providing a private retreat. The family bathroom serves the second bedroom, ensuring convenience for all residents. The fitted kitchen, which seamlessly flows into the reception and dining area, creating an inviting space for entertaining family and friends. From the reception area, you can access to the beautiful communal grounds, ideal for outside dining.

## Situation

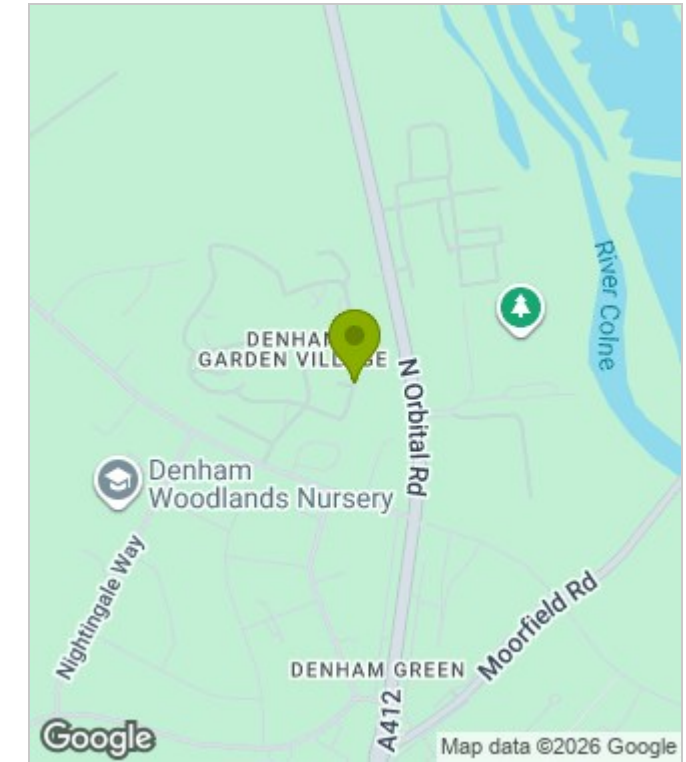
Patrons Way East in the prime location in the heart of Denham. The area is surrounded by open countryside, yet it is less than 20 miles from Central London with excellent road and rail links to the capital. Nearby towns include Gerrards Cross, Beaconsfield, Uxbridge and Rickmansworth. Denham train station 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.



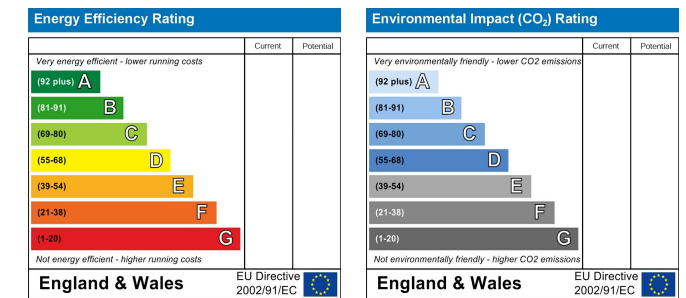
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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