



## 3 Oulton Way, Carpenders Park, WD19 5EJ

**A 3 BEDROOM SEMI DETACHED HOUSE  
WELL MAINTAINED THROUGHOUT  
ENTRANCE HALL, 13FT LIVING ROOM  
DINING ROOM, KITCHEN  
BEDROOM 1 WITH WALK IN WARDROBE  
2 FURTHER BEDROOMS, BATHROOM  
DOUBLE GLAZING & GAS CENTRAL HEATING  
ATTRACTIVE REAR GARDEN  
GARAGE APPROACHED VIA OWN DRIVEWAY  
OFF STREET PARKING TO THE FRONT  
SITUATED CLOSE TO ALL LOCAL AMENITIES  
INCLUDING SHOPS AND SCHOOLS**

**Price £570,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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## ENTRANCE HALL

Double glazed front door, laminate wood flooring, staircase to first floor

## LIVING ROOM

13'4" (4.06m) x 12'5" (3.78m)  
Laminate wood flooring, storage cupboard under stairs, double glazed window to the front



## DINING ROOM

11'5" (3.48m) x 10'5" (3.18m)  
Inset spotlights, laminate wood flooring, double glazed sliding patio doors to garden, open plan to



## KITCHEN

13'5" (4.09m) x 5'4" (1.63m)  
Deep sink with cupboard under, base units with working surfaces, wall cupboards, Bosch electric oven and gas hob over, built in washing machine and dishwasher, cupboard housing wall mounted gas fired central heating boiler, double glazed window overlooking the garden and double glazed door to outside



## FIRST FLOOR LANDING

Access to loft

## BEDROOM 1

12'4" (3.76m) x 10'2" (3.1m)  
Two wardrobe cupboards, bed recess, matching bedside cabinets, large walkin storage cupboard (suitable to convert to ensuite shower), double glazed window to the front



## BEDROOM 2

10'9" (3.28m) x 10'6" (3.2m)  
Double glazed window to the rear

### BEDROOM 3

10'6" (3.2m) Max x 7'6" (2.29m)  
Double glazed window to the front



### BATHROOM

10'3" (3.12m) x 5'7" (1.7m)  
Panelled bath with mixer taps and shower attachment, independent shower over, shower screen, low flush wc, wash hand basin, tiled walls and floor, double glazed window to the rear



### OUTSIDE

### REAR GARDEN

Large decked patio area, lawn and raised flower beds with sleepers, further rear decked patio area, BBQ area, outside lighting and tap, gated side access, garden shed



### GARAGE

17'2" (5.23m) x 8'0" (2.44m)  
Approached via own drive, light and power, up and over door to front and personal door to side



### OFF STREET PARKING

To the front of the property on own driveway

### COUNCIL TAX

Three Rivers District Council

Tax Band D

£2011.91

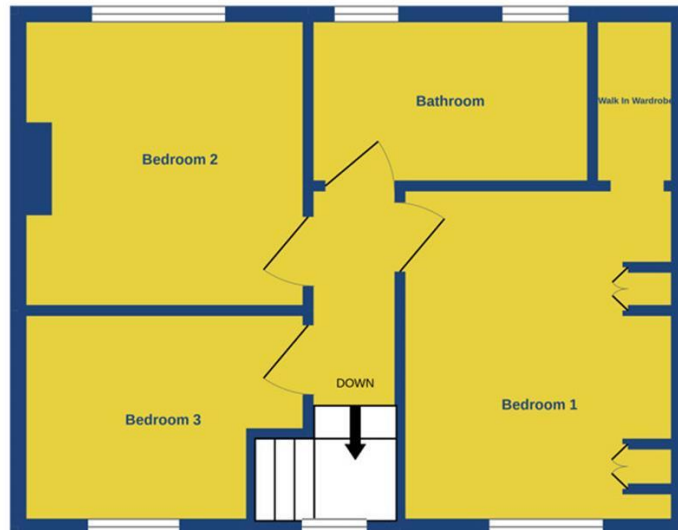


# FLOORPLAN

## Ground Floor

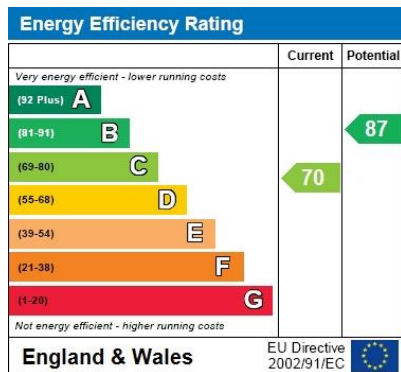


## 1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENERGY PERFORMANCE  
GRAPH**



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