



4a Alva Way, Carpenders Park, WD19 5ED

We are pleased to offer this spacious family home set in leafy Carpenders Park. Not only is the house an easy walking distance from the station which will get you to Central London in under 40 minutes, if you open the back gate you are in the woods - perfect for dog walkers and hikers alike. The west-facing, mature garden gets the sun throughout the afternoon and evening allowing you to make the most of the balcony overlooking it. The postcode also benefits from being in the inner catchment area for the prestigious Watford Grammar Schools.

The house has so much storage it has to be seen! The storage extends to a spacious cellar with light and power. All five of the bedrooms are good sized doubles and one has an en/suite. All have built in wardrobes.

Offers Over £600,000 Freehold

Oxhey

1 Station Approach
South Oxhey
WD19 7QP
020 8428 0540
fairfieldestates.co.uk

Watford

190 Bushey Mill Lane
Watford
WD24 7PE
01923 237771
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Bushey

72 High Street
Bushey
WD23 3HE
020 8950 0033
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Head Office

20b Station Approach
South Oxhey
WD19 7QP

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ENTRANCE HALL

Staircase to first floor, 2 storage cupboards, coat cupboard, door leading in to the garage

CLOAKROOM

Low flush wc, wash hand basin, mirrored wall cabinet, extractor fan, lino flooring

LIVING/ DINING ROOM

24'0" (7.32m) x 11'0" (3.35m)
Double glazed window to the rear, double glazed sliding patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM

18'0" (5.49m) x 8'9" (2.67m)
Range of wall and base units, working surfaces, sink unit with mixer tap and drainer, built in eye level double oven, built in gas hob with extractor over, plumbing for dishwasher and washing machine, space for fridge freezer, space for breakfast table, lino flooring, double glazed window to the front

FIRST FLOOR LANDING

Staircase to second floor, storage cupboard, cupboard housing pressurised hot water cylinder

BEDROOM 2

11'10" (3.61m) x 11'8" (3.56m)
Double glazed window to the front aspect, wardrobe cupboard

BEDROOM 3

11'11" (3.63m) x 10'1" (3.07m)
Double glazed window to the front aspect, wardrobe cupboard



BEDROOM 4

11'1" (3.38m) x 10'8" (3.25m)
Double glazed window to the rear aspect, wardrobe cupboard



BEDROOM 5

11'0" (3.35m) x 10'10" (3.3m)
Double glazed window to the rear aspect, wardrobe cupboard

BATHROOM

Panelled bath with independent shower over, shower screen, wash hand basin, low flush wc, chrome heated towel rail, tiled walls



SECOND FLOOR LANDING

BEDROOM 1

17'2" (5.23m) x 8'6" (2.59m)
Double glazed window to the front aspect, fitted wardrobe cupboards with sliding doors, shower cubicle, eaves storage with Vaillant gas fired central heating boiler (New boiler Oct 2022)



EN SUITE BATHROOM

Double glazed window to the front aspect, panelled bath, wash hand basin, low flush wc



OUTSIDE

FRONT GARDEN

Lawn area with borders, bin store

REAR GARDEN

Decking area with steps leading down to paved patio, lawn with shrubs and borders, rear pedestrian access, under house storage

INTEGRAL GARAGE

17'0" (5.18m) x 8'3" (2.51m)
Up and over door to the front,
light and power

OFF STREET PARKING

Block paved driveway to the
front of the property

COUNCIL TAX

Three Rivers District Council


Tax Band E

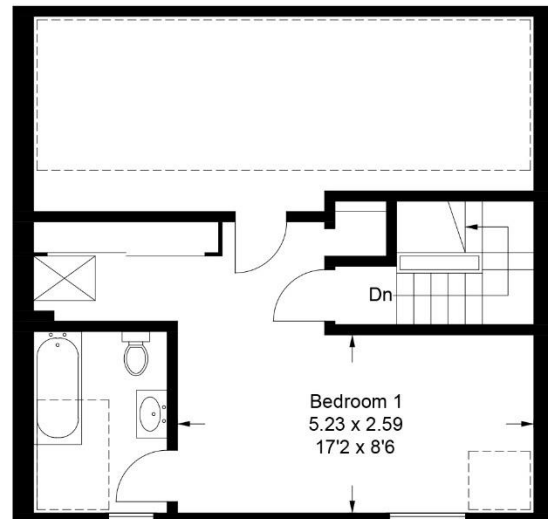
£2542.35 2023/2024



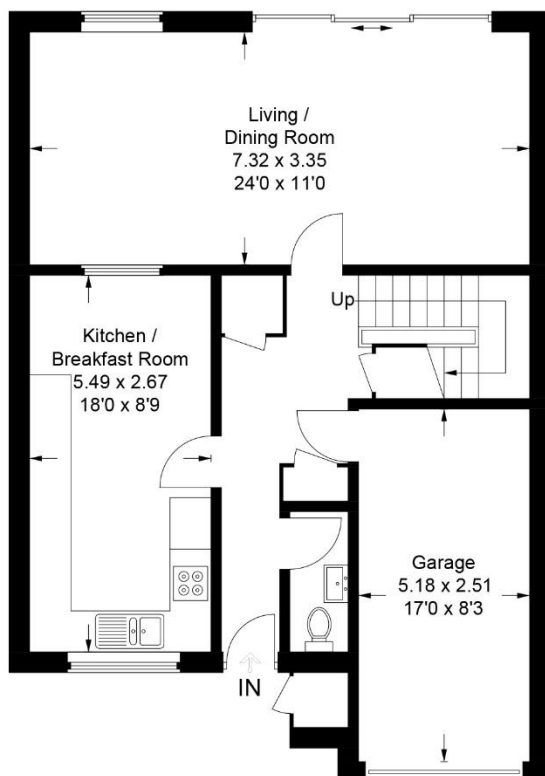
FLOORPLAN

Approximate Gross Internal Area
 Ground Floor = 71.7 sq m / 772 sq ft
 (Including Garage)
 First Floor = 66.1 sq m / 711 sq ft
 Second Floor = 52.9 sq m / 569 sq ft
 Total = 190.7 sq m / 2,052 sq ft

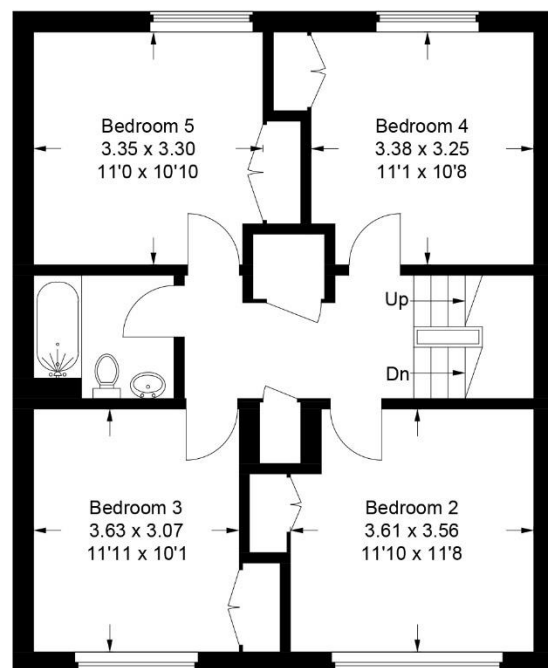
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor

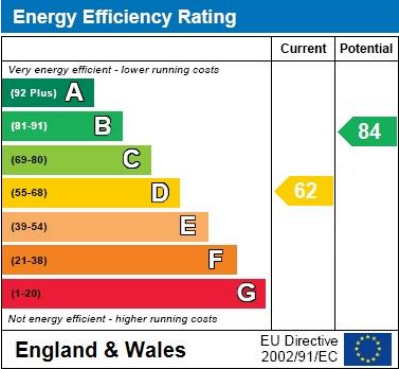


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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ENERGY PERFORMANCE
GRAPH



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