



10 Upper Tail, Carpenders Park, WD19 5DF  
O.I.R.O £680,000 Freehold

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 **Churchills**Bushey





Offers In The Region Of £680,000

10 Upper Tail, Carpenders Park, Watford, Hertfordshire, WD19 5DF

- A 4 Double Bed Family Home
- 24ft Lounge/ Dining Room
- Double Glazed Conservatory
- Garage & Ample Off Street Parking
- Hickvision CCTV & Alarm
- Convenient Residential Location
- No Upper Chain
- Energy Rating: C

A 4 DOUBLE BEDROOM END OF TERRACE HOUSE,  
ENTRANCE HALL, CLOAKROOM,  
18FT KITCHEN/ BREAKFAST ROOM,  
24FT LOUNGE/ DINING ROOM, 18FT DOUBLE GLAZED  
CONSERVATORY,  
FOUR DOUBLE BEDROOMS, BATHROOM,  
DOUBLE GLAZING, GAS CENTRAL HEATING,  
LOW MAINTENANCE REAR GARDEN,  
INTEGRAL GARAGE & AMPLE OFF STREET PARKING,  
HICKVISION CCTV WITH 7 CAMERAS & ALARM,  
CONVENIENT RESIDENTIAL LOCATION,  
OFFERED FOR SALE WITH NO UPPER CHAIN

















RECESS ENTRANCE PORCH

With bin store and meter cupboard

ENTRANCE HALL

Tiled flooring, inset spot lights, coat cupboard, staircase to the first floor with cupboard under and door to garage

CLOAKROOM

Low flush wc, vanity unit with wash hand basin and cupboard under, fitted wall mirror, part tiled walls, tiled floor, extractor fan, inset spot lights

LOUNGE/ DINING ROOM 24'0" (7.32m) x 11'0" (3.35m)

Double glazed window to the rear aspect, double glazed sliding doors leading on to the conservatory, laminate wood flooring, inset spotlights, open plan to

KITCHEN/ BREAKFAST ROOM 18'1" (5.51m) x 8'9" (2.67m)

Double aspect room with double glazed window to to the front and side aspects, range of wall and base units with working surfaces and breakfast bar, stainless steel sink unit with drainer, integrated eye level electric oven and grill, ceramic hob with extractor hood over, fridge, dishwasher, breakfast bar, inset spotlights, laminate wood flooring, double glazed door leading to the outside

DOUBLE GLAZED CONSERVATORY 18'2" (5.54m) x 11'2" (3.4m)

Tiled flooring, doors leading on to the garden

FIRST FLOOR LANDING

Airing cupboard, additional storage cupboard, access to loft with Vaillant Combi Boiler

BEDROOM 1 11'10" (3.61m) x 11'6" (3.51m)

Double glazed window to the front aspect, built in wardrobe cupboards, wall lights, double radiator, ceiling light

BEDROOM 2 11'0" (3.35m) x 10'8" (3.25m)

Double glazed window to the rear aspect, built in wardrobe cupboards, inset spotlights, radiator

BEDROOM 3 11'0" (3.35m) x 10'9" (3.28m)

Double glazed window to the rear aspect, built in wardrobe cupboards, inset spotlights, radiator

BEDROOM 4 11'10" (3.61m) x 10'2" (3.1m)

Double glazed window to the front aspect, inset spotlights, radiator

BATHROOM

Panelled bath with shower attachment, vanity wash hand basin, low flush wc, part tiled walls, independent shower cubicle, chrome ladder radiator, double glazed window to the side aspect, part tiled walls, inset spotlights

OUTSIDE

REAR GARDEN

Large paved patio area, steps up to artificial lawn area, outside tap and lighting, metal shed, gated rear and side access, lean to

INTEGRAL GARAGE 16'5" (5m) x 8'2" (2.49m)

Up an over doors to the front, personal door to the rear leading on to the entrance hall, power and lights, wash basin, units including plumbing for washing machine and dryer

OFF STREET PARKING

Ample off street parking to the front of the property via block paved driveway

COUNCIL TAX

Three Rivers District Council, Tax Band F, £3154.51 2024/2025

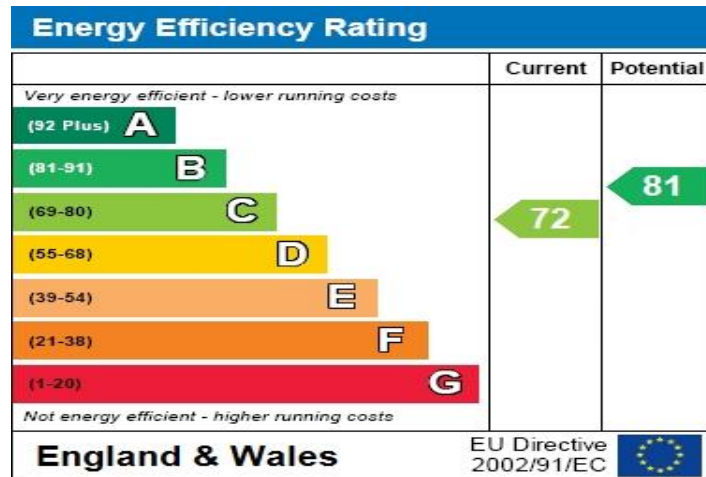
Approximate Gross Internal Area  
Ground Floor = 91.4 sq m / 984 sq ft  
(Including Garage)  
First Floor = 65.7 sq m / 707 sq ft  
Total = 157.1 sq m / 1,691 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Part of the **F** fairfield family



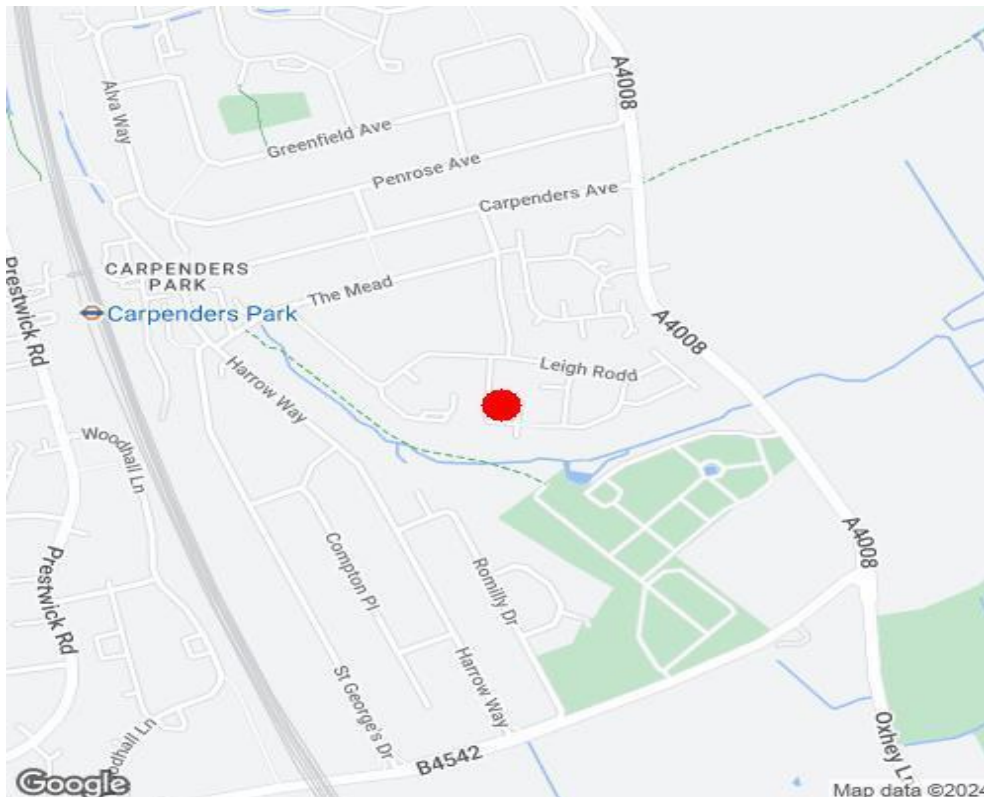
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#### Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.