



15 The Watergate, Carpenders Park, WD19 5AS

Price £495,000 Freehold

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 ChurchillsBushey



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**15 The Watgate, Carpenders Park, Watford,
Hertfordshire, WD19 5AS**

- A 3 Double Bedroom Terrace
- Well Presented
- Open Plan Kitchen/Diner
- Bright 16ft Living Room
- South West Facing Rear Garden
- Garage With Own Driveway
- No Upper Chain
- Energy Rating: E

A WELL PRESENTED 3 BEDROOM TERRACED HOUSE,
ENTRANCE HALL, OPEN PLAN KITCHEN/DINER,
BRIGHT 16ft LIVING ROOM,
3 DOUBLE BEDROOMS, BATHROOM WITH SEPARATE WC,
GAS CENTRAL HEATING, DOUBLE GLAZING,
ATTRACTIVE SOUTH WEST FACING REAR GARDEN,
GARAGE APPROACHED VIA OWN DRIVEWAY,
CONVENIENT RESIDENTIAL LOCATION,
OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE HALL

Double glazed window to the front, staircase to first floor with storage under, open plan to kitchen/diner

OPEN PLAN KITCHEN/ DINER 13'3" (4.04m) x 10'8" (3.25m)

Double glazed window to the front, range of wall and base units, working surfaces, stainless steel sink unit with drainer, freestanding gas cooker, space for under counter fridge, plumbing for washing machine, vinyl flooring, fitted bench seating area (with storage under), glazed window overlooking living room

LIVING ROOM 16'0" (4.88m) x 10'11" (3.33m)

Feature electric fire, double glazed sliding patio doors leading on to the garden, separate double glazed door leading to the outside, wall lights

FIRST FLOOR LANDING

Two separate storage cupboards

BEDROOM 1 12'2" (3.71m) x 10'10" (3.3m)

Double glazed window to the rear, wardrobe cupboards with sliding doors, storage cupboard, wall lights

BEDROOM 2 11'5" (3.48m) x 10'10" (3.3m)

Double glazed window to the rear, wardrobe cupboard

BEDROOM 3 11'2" (3.4m) x 9'2" (2.79m)

Double glazed window to the front, wardrobe cupboard, wall light, storage cupboard housing gas fired combination boiler (Ariston)

BATHROOM

Panelled bath, wash hand basin with pedestal, storage cupboard, double glazed window to the front

SEPARATE WC

Low flush wc, double glazed window to the front

OUTSIDE

FRONT GARDEN

Lawn with borders, store cupboard

REAR GARDEN

South West Facing garden with remote controlled awning, paved patio area, step up to lawn area with borders, shrubs and trees, outside tap, garden shed

GARAGE 18'4" (5.59m) x 7'7" (2.31m)

Approached via own driveway, Up and over door to the front, lighting, door to the rear leading on to the garden

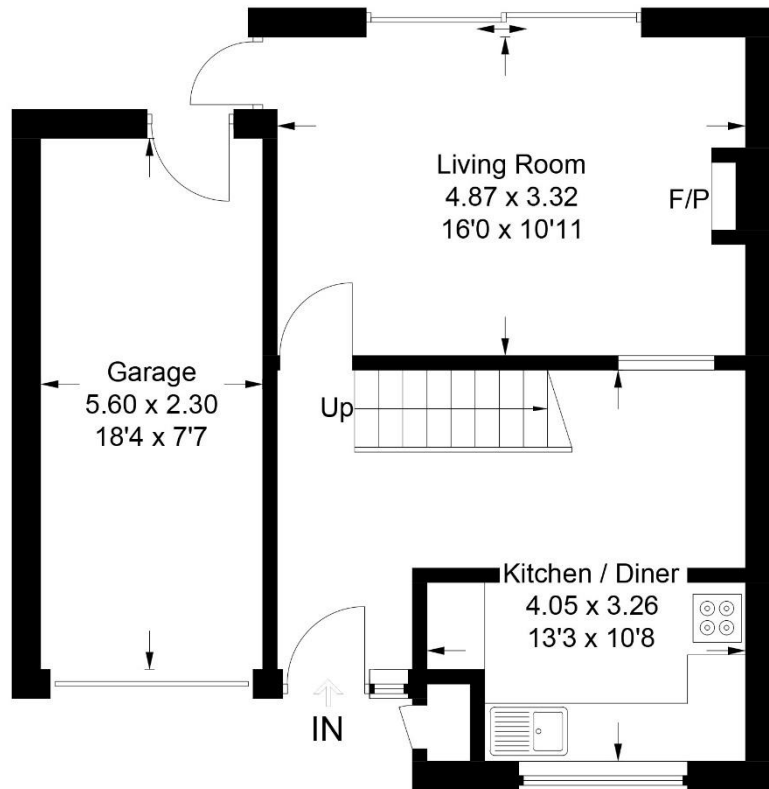
OFF STREET PARKING

Via block paved own driveway with parking for 2 cars

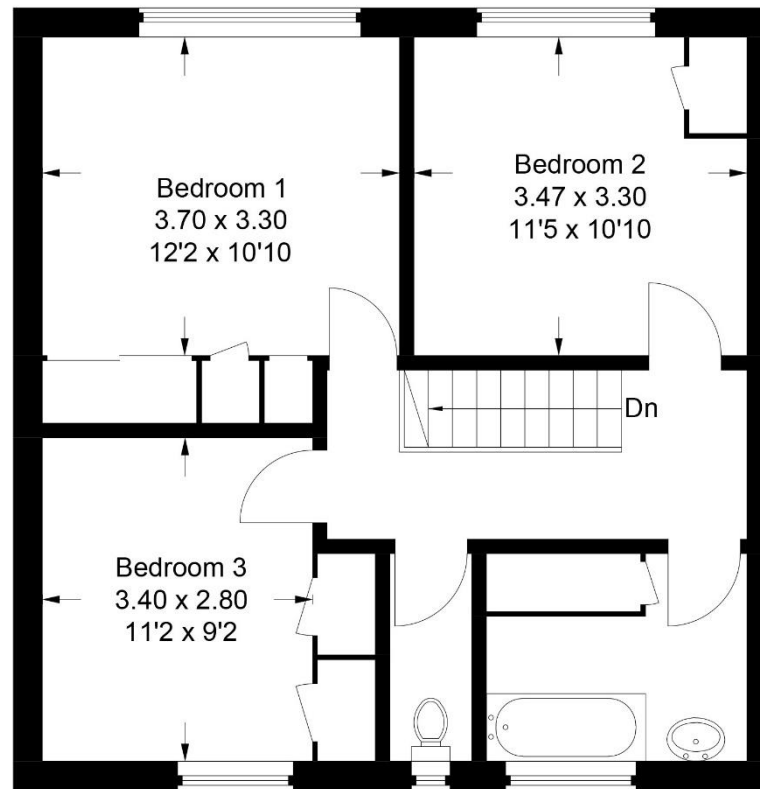
COUNCIL TAX

Three Rivers District Council, Tax Band E

Approximate Gross Internal Area
 Ground Floor = 35.6 sq m / 383 sq ft
 First Floor = 54.6 sq m / 588 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 103.0 sq m / 1109 sq ft




Ground Floor

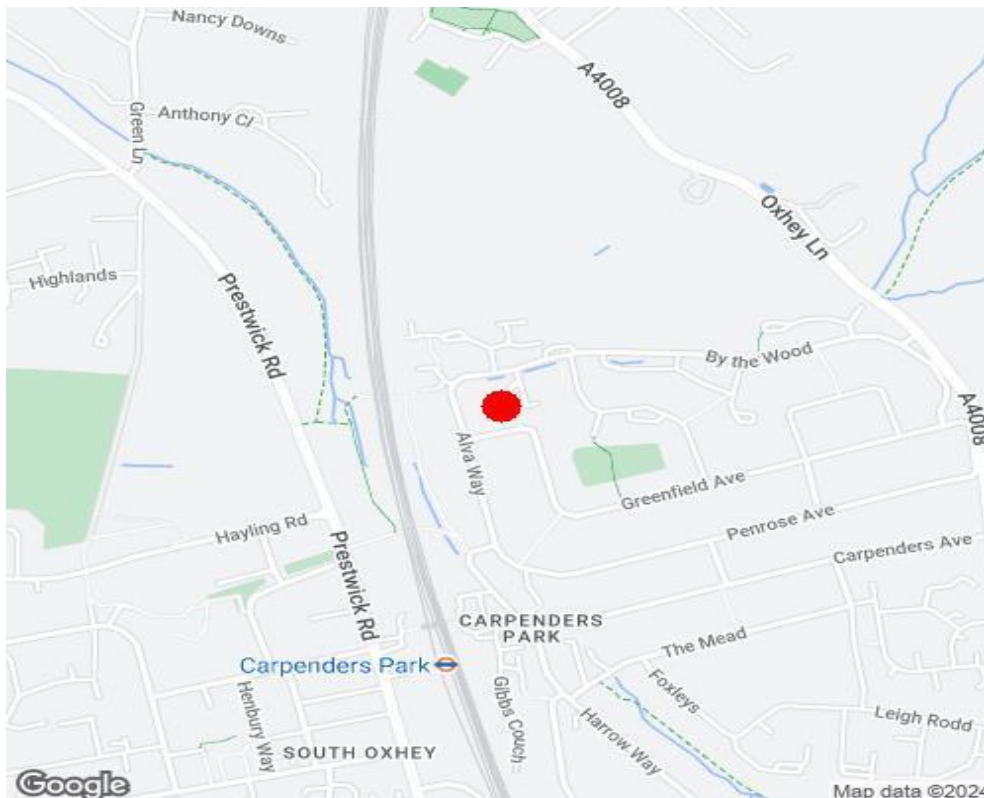


First Floor

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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

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.