



4 Margeholes, Carpenders Park, WD19 5AP

Price £595,000 Freehold

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 ChurchillsBushey



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4 Margeholes, Carpenders Park, Watford, Hertfordshire, WD19 5AP

- A Beautifully Presented 3 Bedroom Link-Detached House
- Quiet Cul De Sac Location
- Modern Fitted Kitchen & Shower Room
- 3 Double Bedrooms
- Gas Central Heating/ Double Glazing
- Well Maintained Front & Rear Gardens
- Garage / Carport /Off Street Parking
- Energy Rating:D

This beautifully presented 3 bedroom link-detached home is tastefully decorated throughout, offering a perfect blend of comfort and style. As you step inside, the entrance hall leads to a spacious through lounge, ideal for both relaxation and entertaining. The modern fitted kitchen is thoughtfully designed, providing ample storage and workspace. A bright and airy double glazed conservatory extends the living space, offering lovely views of the well maintained rear garden. Upstairs, there are three generous double bedrooms and a modern fitted luxury shower room. The rear garden is a true highlight—lovingly tended to, with a charming summer house nestled at the back, perfect for outdoor leisure. A detached garage, accessed via a private driveway, is complemented by a carport, ensuring convenient off street parking. The front garden is equally well kept, enhancing the home curb appeal. Situated in a peaceful residential cul-de-sac, this property is just a short distance from Carpenders Park Station and local shops, making it an ideal location for commuters and families alike.







ENTRANCE HALL

Double glazed windows to the side and rear aspects, tiled flooring, staircase to the first floor with cupboard under, additional storage cupboard, column radiator

THROUGH LOUNGE 23'10" (7.26m) x 11'5" (3.48m)

Double glazed window to the front aspect, wall lights, double glazed sliding casement doors leading on to the conservatory

KITCHEN 9'5" (2.87m) x 8'5" (2.57m)

Modern fitted Kesseler kitchen with a range of wall and base cupboards including a wine rack, waste bin cupboard and carousel, Mistral working surfaces, under mount sink with Surestop switch, built in AEG oven, AEG induction hob with modern extractor hood over, recess for fridge freezer, plumbing for washing machine, feature plinth lighting, Karndean flooring

CONSERVATORY 10'7" (3.23m) x 10'4" (3.15m)

Double glazed with patio doors leading on to the garden, tiled floor, wall lights, electric radiator

FIRST FLOOR LANDING

Cupboard housing wall mounted gas fired central heating boiler

BEDROOM 1 14'11" (4.55m) x 11'9" (3.58m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, bed recess, additional wardrobe cupboards

BEDROOM 2 10'6" (3.2m) x 10'3" (3.12m)

Double glazed window to the front aspect

BEDROOM 3 12'1" (3.68m) x 9'5" (2.87m)

Double glazed window to the front aspect, wardrobe cupboards

SHOWER ROOM

Modern fitted shower room with large walk in Aqualisa digital shower, vanity unit incorporating wash hand basin, Oral B toothbrush charger, fitted wall mirror with feature lighting and demister, back to wall wc, ladder radiator, fully tiled with recess shelving and feature lighting

OUTSIDE

FRONT GARDEN

Well maintained, with lawn and borders

REAR GARDEN

Attractive rear garden with stone paved patio area, lawn with mature shrubs, trees, outside lighting, garden shed, summer house to the rear (with power)

DETACHED GARAGE 17'8" (5.38m) x 8'3" (2.51m)

Approached via own block paved driveway, with up and over door to the front, light and power,

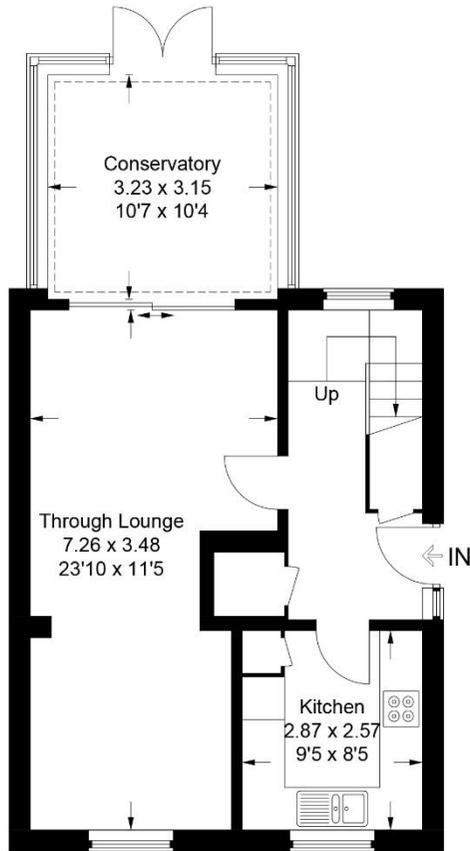
CARPORT/ OFF STREET PARKING

With block paved driveway providing additional parking

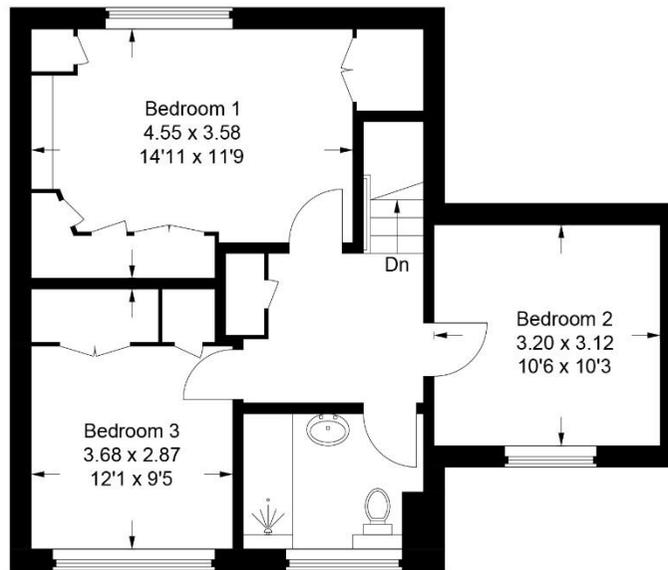
COUNCIL TAX

Three Rivers District Council, Tax Band E, £2790.93 2025/2026

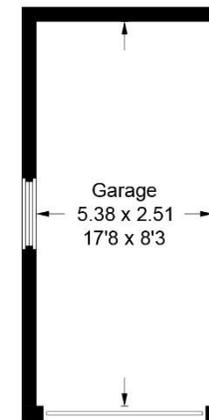
Approximate Gross Internal Area
 Ground Floor = 51.6 sq m / 555 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 116.0 sq m / 1,248 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

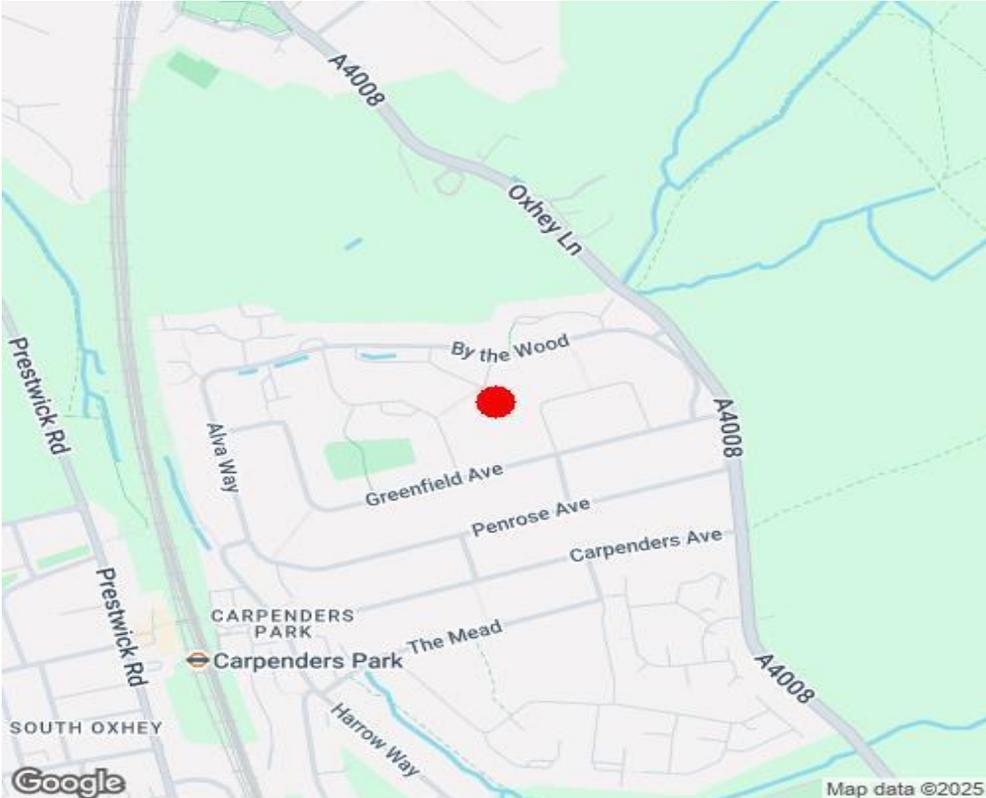
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.