



16 The Watergate, Carpenders Park, WD19 5AS

Price £575,000 Freehold

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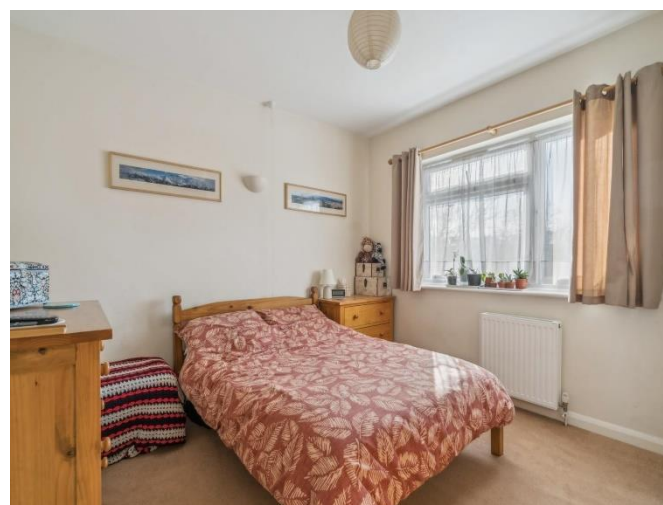
16 The Watergate, Carpenders Park, Watford,  
Hertfordshire, WD19 5AS

- An Extended 1960s 3 Bedroom Terrace House
- Cloakroom
- 23ft Living/Dining Room
- Gas Central Heating/ Double Glazing
- Pretty South West Facing Rear Garden
- Integral Garage With Own Driveway
- Cul De Sac Location
- Energy Rating: C

This extended 3 bedroom terraced house, built in the 1960s, is situated in a peaceful cul de sac residential location, less than 8 minutes walk to Carpenders Park station. The property features a welcoming entrance hall that seamlessly opens into a kitchen/ breakfast room. The generous living and dining area boasts patio doors that lead directly to a charming, south west facing rear garden. A convenient cloakroom is also located on the ground floor. Upstairs, there are three double bedrooms all with built in wardrobes, along with a bathroom and a separate WC. The home is complemented by an attractive front garden, an integral garage with its own driveway, and a well maintained exterior, making it an appealing choice for comfortable family living.















## ENTRANCE HALL

Laminate wood flooring, double glazed window to the side aspect, inset spot lights, storage cupboard, staircase to the first floor with storage cupboard under, open plan to kitchen/ breakfast room

## CLOAKROOM

Low flush wc, wash hand basin, extractor fan, double glazed window to the front aspect

## KITCHEN/ BREAKFAST ROOM 18'1" (5.51m) x 10'9" (3.28m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, cooker point, space for fridge freezer, plumbing for washing machine, wall mounted gas fired central heating boiler, inset spotlights, tile effect laminate flooring, space for breakfast table

## LIVING/ DINING ROOM 23'11" (7.29m) x 10'11" (3.33m)

Two sets of double glazed patio doors leading on to the garden, wall lights, inset spotlights, door leading on to the integral garage

## FIRST FLOOR LANDING

Airing cupboard housing lagged hot water cylinder, storage cupboard

## BEDROOM 1 12'3" (3.73m) x 10'10" (3.3m)

Double glazed window to the rear aspect, wardrobe cupboards

## BEDROOM 2 11'4" (3.45m) x 10'10" (3.3m)

Double glazed window to the rear aspect, wardrobe cupboards

## BEDROOM 3 11'1" (3.38m) x 9'3" (2.82m)

Double glazed window to the front aspect, wardrobe cupboards

## BATHROOM

Panelled bath with electric shower over, vanity unit incorporating wash hand basin with cupboards under, wall mirror with wall light, chrome ladder radiator, laminate flooring, storage cupboard, wall cabinet, double glazed window to the front aspect

## SEPARATE WC

Double glazed window to the front aspect, wash hand basin with pedestal, low flush wc, tiled floor

## OUTSIDE

### FRONT GARDEN

Well kept front garden with lawn and flower bed

### REAR GARDEN

Pretty south west facing rear garden with paved patio area, raised flower bed, lawn with nature borders, garden sheds, outside lighting and tap

## INTEGRAL GARAGE 13'4" (4.06m) x 7'7" (2.31m)

Approached via own driveway with up and over door to the front, light and power, personal door to the rear leading to the living/ dining room

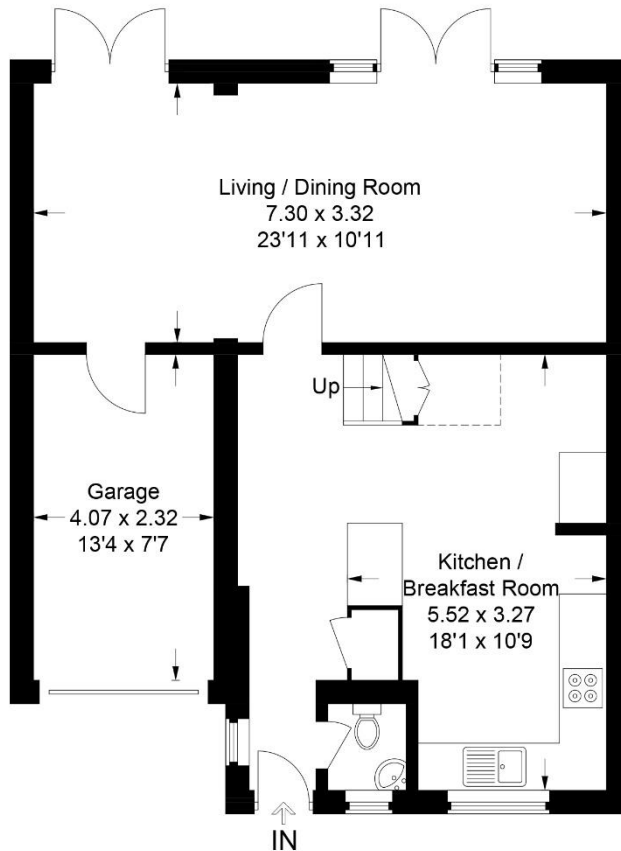
## OFF STREET PARKING

Via own driveway providing parking for 2 cars

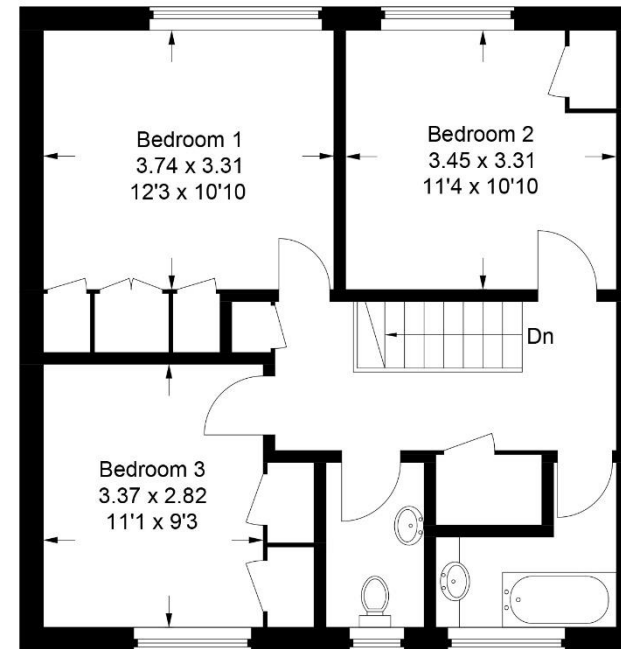
## COUNCIL TAX

Three rivers District Council, Tax Band E, £ 2669.20 2024/2025

Approximate Gross Internal Area  
Ground Floor = 62.4 sq m / 672 sq ft  
First Floor = 55.5 sq m / 597 sq ft  
Total = 117.9 sq m / 1269 sq ft



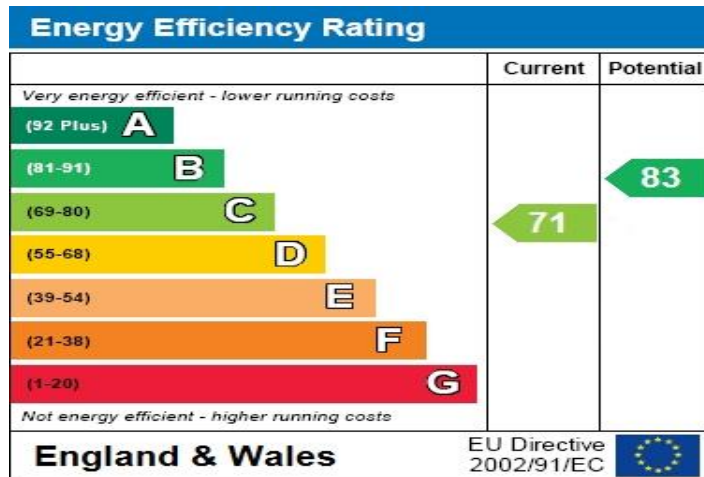
**Ground Floor**



**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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#### 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.

