



104 St Georges Drive, Carpenders Park, WD19 5HD

Price £645,000 Freehold

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 ChurchillsBushey



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104 St Georges Drive, Carpenders Park, Watford,
Hertfordshire, WD19 5HD

- 4 Bed 2 Bath Detached Chalet Bungalow
- Galleried Entrance Hall
- 15ft Living Room
- 15ft Fitted Kitchen/ Breakfast Room
- Bedroom with En Suite & Dressing Room
- Mature Rear Garden
- No Upper Chain
- Energy Rating: C

AN EXTENDED 4 BEDROOM 2 BATHROOM DETACHED CHALET BUNGALOW,

GALLERIED ENTRANCE HALL, CLOAKROOM,

15FT LIVING ROOM, 15FT FITTED KITCHEN/ BREAKFAST ROOM,

SEPARATE UTILITY ROOM,

MAIN BEDROOM WITH EN SUITE SHOWER ROOM & DRESSING ROOM,

FURTHER BEDROOM ON GROUND FLOOR,

TWO FURTHER BEDROOMS & BATHROOM ON FIRST FLOOR,

GAS CENTRAL HEATING, DOUBLE GLAZING,

MATURE REAR GARDEN WITH OPEN ASPECT TO THE REAR,

OFF STREET PARKING TO THE FRONT,

OFFERED FOR SALE WITH NO UPPER CHAIN









GALLERIED ENTRANCE HALL

Staircase to first floor with recess under, wood flooring, inset spotlights

CLOAKROOM

Low flush wc, vanity unit with wash hand basin and cupboard under, wood flooring, mirrored wall cabinet, extractor fan

LIVING ROOM 15'6" (4.72m) x 14'7" (4.45m)

Inset spotlights, double glazed patio doors and side panel windows leading to the garden

KITCHEN/ BREAKFAST ROOM 18'7" (5.66m) Max x 8'10" (2.69m)

Range of wall and base units, working surfaces, stainless steel inset sink unit with drainer, integrated electric oven with ceramic hob and stainless steel extractor hood over, integrated dishwasher and fridge/freezer, tiled floor, inset spotlights, double glazed patio doors and side panel windows leading to the garden, door to:

UTILITY ROOM

Stainless steel sink circular sink unit with mixer taps, base units, working surfaces, plumbing for washing machine and space for tumble dryer, tiled floor, wall mounted gas fired combination boiler (Worcester Bosch), high level double glazed window to side

BEDROOM 1 13'2" (4.01m) Into Bay x 10'0" (3.05m)

Inset spotlights, double glazed leaded light windows to front bay with fitted blinds, doors to dressing room and en-suite

EN-SUITE SHOWER ROOM

Fully tiled, large shower cubicle, low flush wc, vanity unit with wash hand basin and cupboard under, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to side

DRESSING ROOM 7'5" (2.26m) x 5'5" (1.65m)

BEDROOM 4 11'9" (3.58m) x 7'7" (2.31m)

Double glazed window to front with fitted blinds

FIRST FLOOR LANDING

Double glazed leaded light window to front

BEDROOM 2 14'10" (4.52m) x 10'1" (3.07m)

Inset spotlights, double glazed window to rear

BEDROOM 3 14'10" (4.52m) x 7'8" (2.34m)

Inset spotlights, double glazed window to rear

BATHROOM

Fully tiled, panelled bath with mixer taps and hand held shower attachment, low flush wc, vanity unit with wash hand basin and cupboard under, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to rear

OUTSIDE

MATURE REAR GARDEN

Large decked patio area, lawn, established borders, shrubs and trees, greenhouse, additional decked patio to the rear, gated side access to shared drive

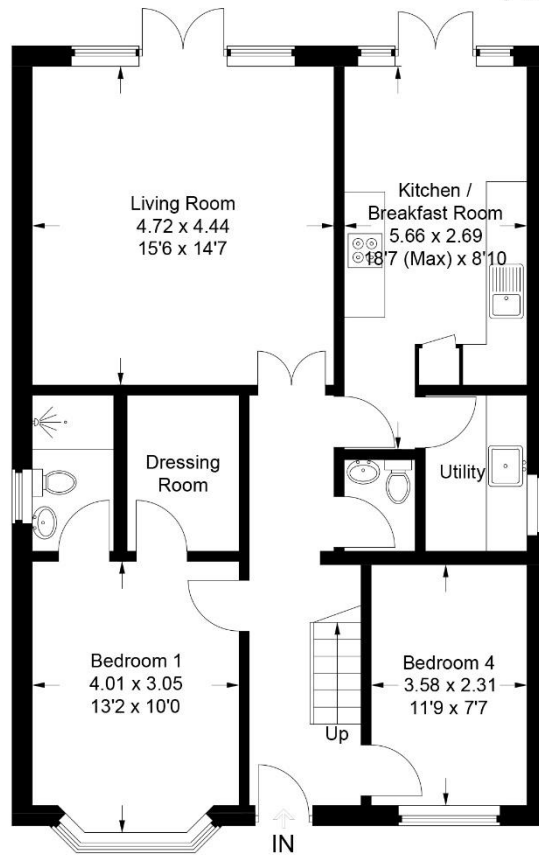
OFF STREET PARKING

To the front of the property

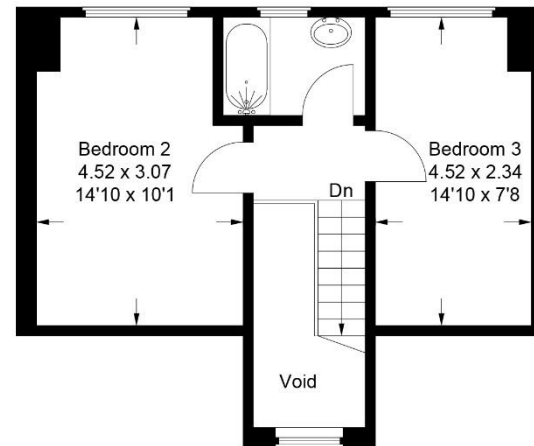
COUNCIL TAX

Three Rivers District Council, Tax Band E

Approximate Gross Internal Area
 Ground Floor = 80.8 sq m / 870 sq ft
 Loft Room = 31.4 sq m / 338 sq ft
 Total = 112.2 sq m / 1,208 sq ft
 (Excluding Void)



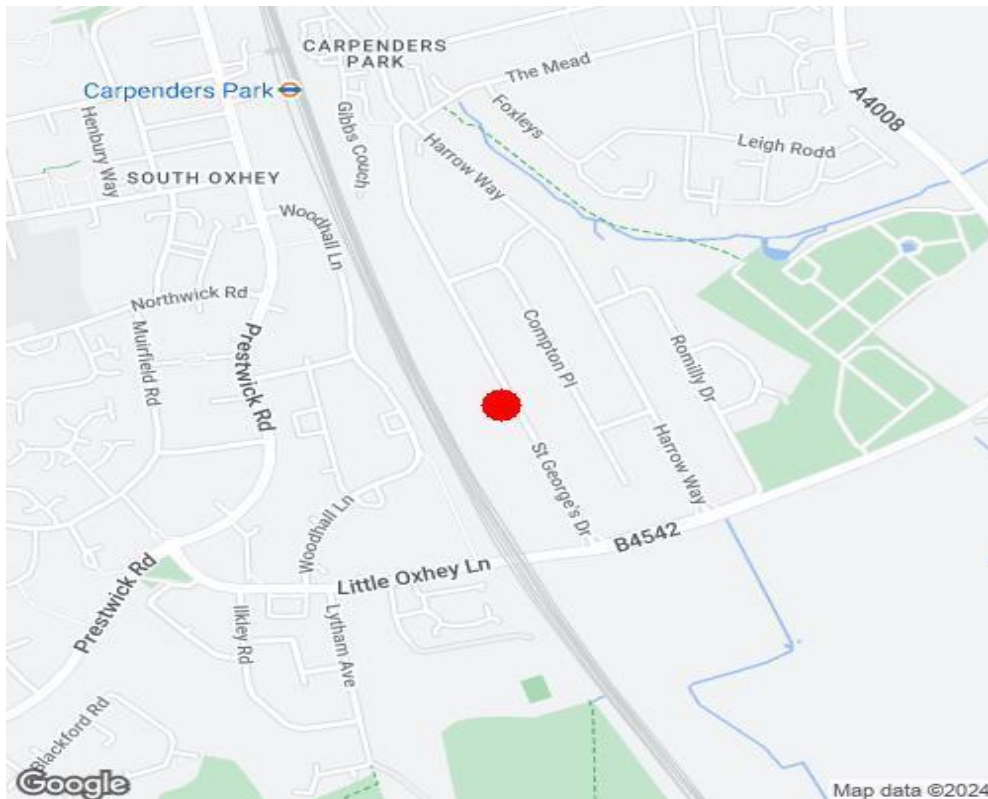
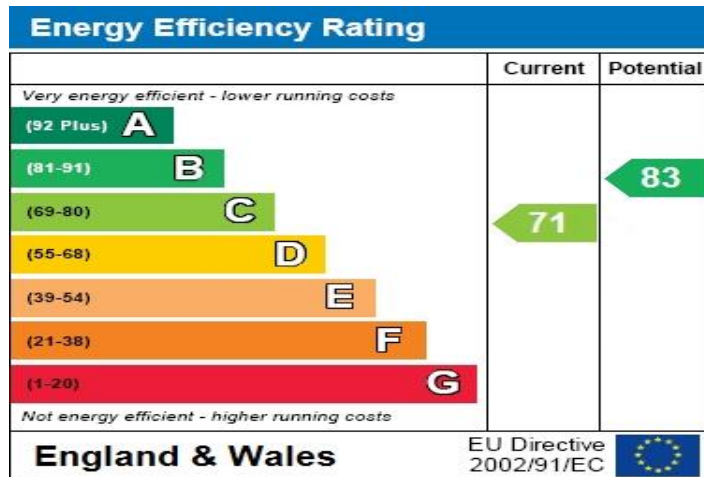
Ground Floor



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.