



90 Greenfield Avenue, Carpenders Park, WD19 5DQ

Price £599,999 Freehold

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 ChurchillsBushey



Price £599,999

**90 Greenfield Avenue, Carpenders Park, Watford,
Hertfordshire, WD19 5DQ**

- Extended Detached Bungalow
- Separate Living Room & Dining room
- Main Bedroom With Fitted Wardrobes
- Conservatory & Loft Room
- Double Garage
- Scope For Extension (STPP)
- Close to Shops & Transport Links
- Energy Rating: F

AN EXTENDED 2 BEDROOM DETACHED BUNGALOW,
ENTRANCE PORCH, ENTRANCE HALL,
VERSATILE STUDY/ SECOND BEDROOM
COMFORTABLE LIVING ROOM WITH SEPARATE DINING ROOM,
KITCHEN/ BREAKFAST ROOM,
MAIN BEDROOM WITH FITTED WARDROBES,
CONSERVATORY, LOFT ROOM
DOUBLE GLAZING, GAS CENTRAL HEATING,
MATURE REAR GARDEN
DOUBLE GARAGE, OFF STREET PARKING,
SCOPE FOR FURTHER EXTENSION (STPP),
SOUGHT AFTER RESIDENTIAL LOCATION
CLOSE TO LOCAL SHOPS & TRANSPORT LINKS







ENTRANCE PORCH

Double glazed window to the front and side, tiled floor

ENTRANCE HALL

Staircase to attic room, access to loft, wood flooring

STUDY/ BEDROOM 2 8'9" (2.67m) x 6'9" (2.06m)

Was previously a bedroom now open plan to the living room, double glazed window to the front bay

LIVING ROOM 15'8" (4.78m) x 10'9" (3.28m)

Attractive fire place feature with electric fire, wall lights, double glazed sliding patio doors leading on to the conservatory

CONSERVATORY 11'0" (3.35m) x 8'8" (2.64m)

Double glazed windows to the side and rear, double glazed patio doors leading on to the garden, wall light

KITCHEN/ BREAKFAST ROOM 15'8" (4.78m) x 11'1" (3.38m) Max

Range of wall and base units, working surfaces, inset stainless steel sink unit with drainer, integrated eye level double oven, integrated gas hob with extractor hood over, space for fridge/freezer, integrated dishwasher and washing machine, cupboard housing wall mounted gas fired central heating boiler, breakfast bar, double glazed window to the side and rear, double glazed door leading to the garden

DINING ROOM 10'8" (3.25m) x 9'6" (2.9m)

Double glazed window to the side

BEDROOM 1 11'2" (3.4m) x 10'7" (3.23m)

Double glazed window to the front bay, bed recess with fitted bedside cabinets, fitted wardrobe cupboards with sliding mirror doors

NEWLY FITTED BATHROOM

Panelled bath with hand held shower attachment, low flush wc, vanity unit incorporating wash hand basin with cupboard under, independent shower cubicle, wall mounted mirror, inset spotlights, tiled walls, chrome ladder radiator, extractor fan, wood flooring, double glazed window to the rear

FIRST FLOOR

LOFT ROOM 10'6" (3.2m) x 9'2" (2.79m)

Velux window to the rear, light and power

OUTSIDE

REAR GARDEN

Mature rear garden with paved patio area, steps leading to lawn area, borders, trees, pond, garden sheds, outside tap and lighting

DOUBLE GARAGE

Up and over door to the front, light and power, skylight window, personal door leading in to the garden

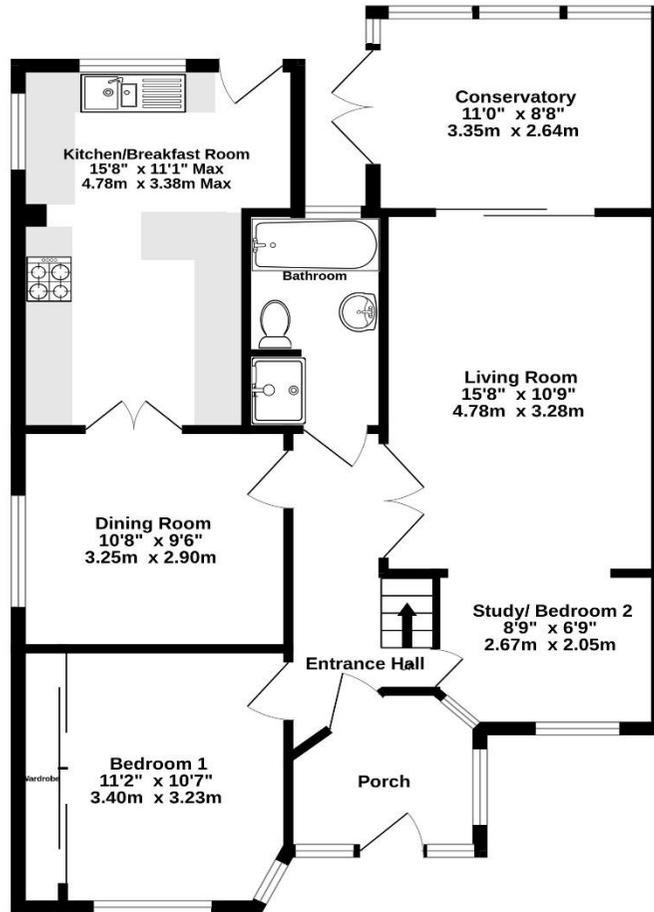
OFF STREET PARKING

Paved driveway to the front of the property

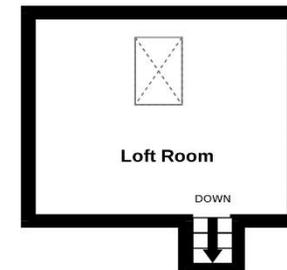
COUNCIL TAX

Three River District Council Tax Band E £2669.20 2024/2025

Ground Floor



1st Floor

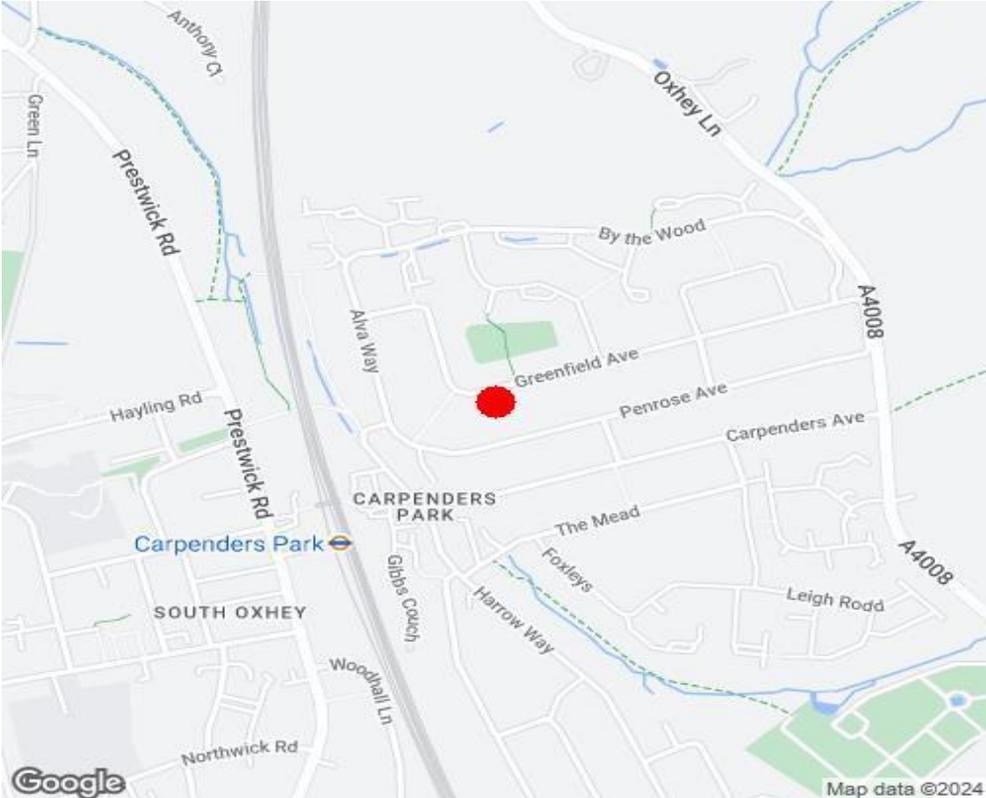


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		69
(55-68) D		
(39-54) E	37	
(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.