



2a Compton Place, Carpenders Park, WD19 5HG

Offers in Excess of £582,500

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 ChurchillsBushey



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**Nothing Up Top, 2a Compton Place, Carpenders Park,
Watford, Hertfordshire, WD19 5HG**

- Immaculate 2 Bed Detached Bungalow
- Modern Fully Fitted Kitchen/ Breakfast Room
- 23ft Living Room With Under Floor Heating
- Double Glazing With Fitted Shutters/ Blinds
- Garage & Off Street Parking
- Close To All Local Amenities
- No Upper Chain
- Energy Rating: C

AN IMMACULATE 2 DOUBLE BEDROOM DETACHED BUNGALOW, BUILT IN 2012 AND FINISHED TO A VERY HIGH SPECIFICATION, ENTRANCE HALL, 23FT LIVING ROOM WITH UNDERFLOOR HEATING, MODERN FULLY FITTED KITCHEN/ BREAKFAST ROOM, TWO DOUBLE BEDROOMS, MODERN BATHROOM, DOUBLE GLAZING WITH FITTED SHUTTERS/ BLINDS GAS CENTRAL HEATING, PRIVATE REAR GARDEN, GARAGE & OFF STREET PARKING TO THE FRONT, CONVENIENT RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS, SHOPS AND WALKING DISTANCE OF CARPENDERS PARK STATION, OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE HALL

Wood flooring, access to loft via pull down ladder

LIVING ROOM 23'2" (7.06m) x 10'10" (3.3m)

Wood flooring with under floor heating, double glazed windows to the rear aspect with fitted white shutters, double glazed bifolding doors with fitted blinds leading on to the garden, skylight window with remote controlled fitted blinds, inset spotlights

KITCHEN/ BREAKFAST ROOM 12'2" (3.71m) x 9'1" (2.77m)

Modern fully fitted kitchen with a range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, Neff ceramic hob with stainless steel extractor chimney hood over, Neff electric oven, fridge/ freezer, AEG slimline dishwasher & Neff washing machine, breakfast bar, tiled flooring, inset spotlights, double glazed window to the rear aspect with fitted blinds, double glazed door to outside with fitted blinds

BEDROOM 1 12'0" (3.66m) x 11'0" (3.35m)

Double glazed window to the front bay with fitted white shutters

BEDROOM 2 11'11" (3.63m) x 9'2" (2.79m)

Double glazed window to the front bay with fitted white shutters, range of wardrobe cupboards with bed recess

BATHROOM

Modern fully tiled bathroom. Fitted bath with independent shower over, vanity unit incorporating wash hand basin with cupboards under and wc with concealed cistern, mirrored wall cabinet, chrome ladder radiator, inset spotlights, extractor fan

OUTSIDE

REAR GARDEN

Paved patio area, lawn with borders, outside tap and lighting, gated side access

GARAGE 19'3" (5.87m) x 9'9" (2.97m)

Approached via own driveway with up and over door to the front and personal door leading on to the garden, light and power, wall mounted gas fired central heating boiler

OFF STREET PARKING

Via own block paved driveway

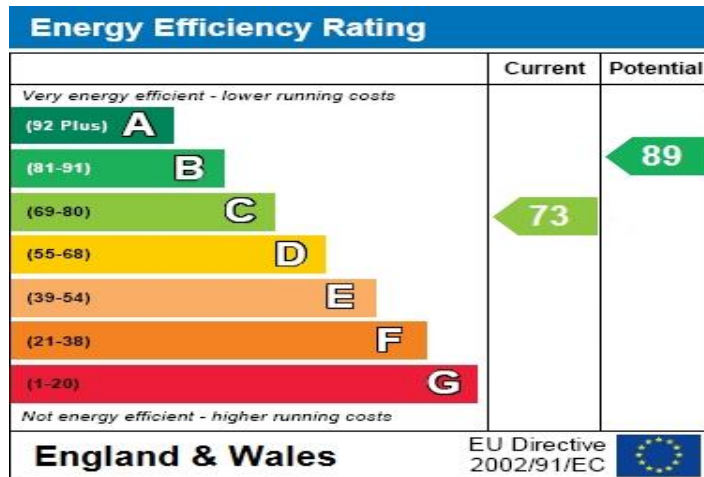
COUNCIL TAX

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

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 84.0 sq m / 904 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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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.

