



17 Upper Tail, Carpenders Park, WD19 5DF

Price £615,000 Freehold

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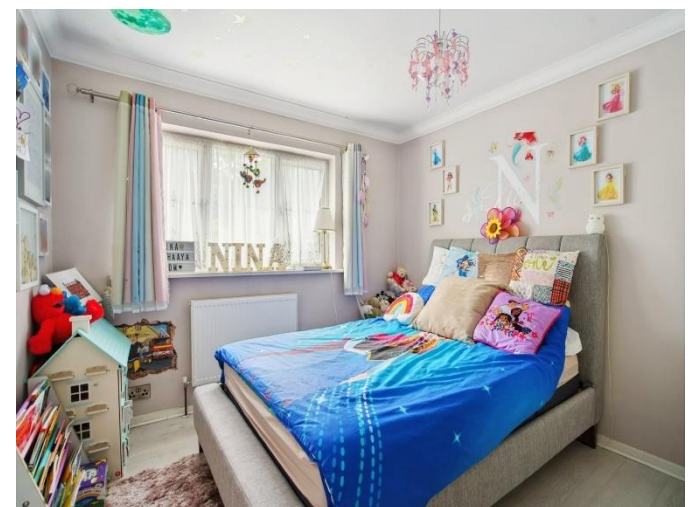
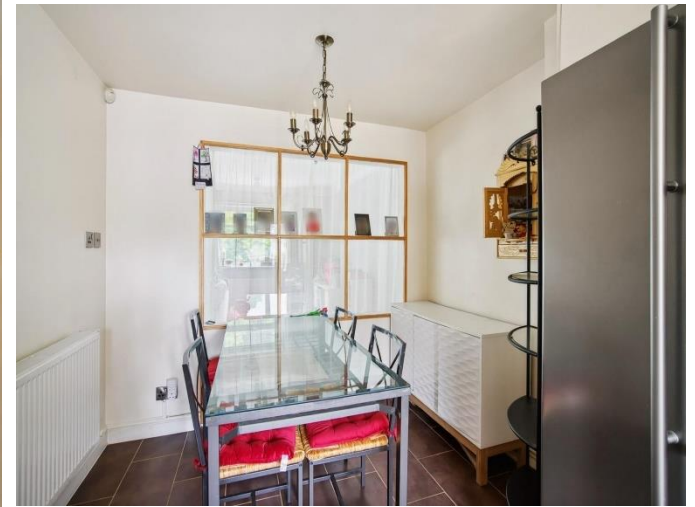
Price £615,000

**17 Upper Tail, Carpenders Park, Watford, Hertfordshire,
WD19 5DF**

- Spacious 4 Bed 2 Bath Terrace House
- Ground Floor Shower Room
- 23ft Living Room Overlooking the Garden
- 4 Double Bedrooms
- Rear Garden With Open Aspect To Rear
- Garage & Off Street Parking
- Cul De Sac Location
- Energy Rating: C

A spacious four double bedrooms and two bathroom terraced house. The property has an entrance hall, a ground floor shower room, a 23ft living room overlooking the rear garden, and an 18ft kitchen/dining room. Upstairs, there are four bedrooms and a family bathroom with a large walk in shower. The property benefits from gas central heating, double glazing, a front garden, a rear garden with an open aspect and a garage with own driveway, providing off street parking. Located in a sought after residential cul de sac within walking distance of local shops and close to Carpenders Park Station, the property offers both space and convenience.







COVERED PORCH

With storage cupboard housing wall mounted gas fired central heating boiler (Worcester Bosch)

ENTRANCE HALL

Staircase to the first floor with storage cupboard under, wood flooring with feature lighting

GROUND FLOOR SHOWER ROOM

Fully tiled, independent shower cubicle, wash hand basin with cupboard under, low flush wc, chrome ladder radiator, extractor fan

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

Wood flooring, inset spotlights, double glazed window to the rear, double glazed sliding patio doors leading on to the garden

KITCHEN/ DINING ROOM 18'1" (5.51m) x 8'10" (2.69m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, 5 ring gas hob with extractor chimney hood over, Neff electric oven & microwave, recess for fridge freezer, built in slimline dishwasher, plumbing for dishwasher, part tiled walls, tiled floor, inset spotlights, double glazed window to the front aspect

FIRST FLOOR LANDING

Access to the loft via pull down ladder, airing cupboard

BEDROOM 1 11'11" (3.63m) x 11'5" (3.48m)

Double glazed window to the front aspect, wardrobe recess

BEDROOM 2 11'9" (3.58m) x 11'0" (3.35m)

Double glazed window to the rear aspect, wardrobe cupboard

BEDROOM 3 10'10" (3.3m) x 10'0" (3.05m)

Double glazed window to the rear aspect, laminate wood flooring, wardrobe cupboard

BEDROOM 4 11'0" (3.35m) x 10'3" (3.12m)

Double glazed window to the front aspect, recess wardrobe cupboard, laminate wood flooring

SHOWER ROOM

Fully tiled. Large walk in shower with rainwater shower head, wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, chrome ladder radiator, inset lights, extractor fan

OUTSIDE

FRONT GARDEN

Lawn and borders

REAR GARDEN

South facing garden with open aspect to the rear. Decked patio area steps down to lawn area with borders, outside power point, light and tap

GARAGE 16'2" (4.93m) x 8'3" (2.51m)

Approached via own driveway with up and over door to the front

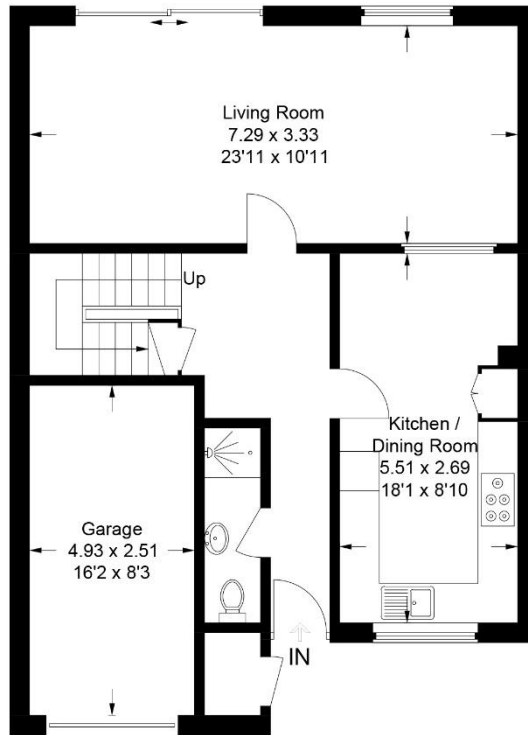
OFF STREET PARKING

Via own driveway to the front of the property

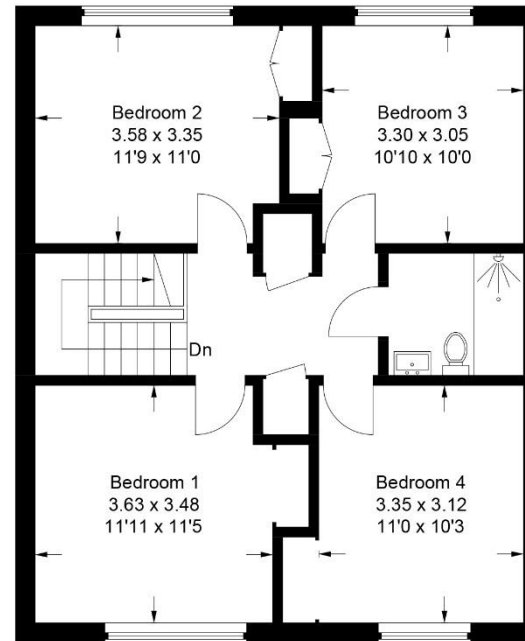
COUNCIL TAX

Three Rivers District Council, Tax Band F, £3154.51 2024/2025

Approximate Gross Internal Area
Ground Floor = 57.6 sq m / 620 sq ft
First Floor = 67.0 sq m / 721 sq ft
Garage / External Cupboard = 13.6 sq m / 146 sq ft
Total = 138.2 sq m / 1,487 sq ft




Ground Floor



First Floor

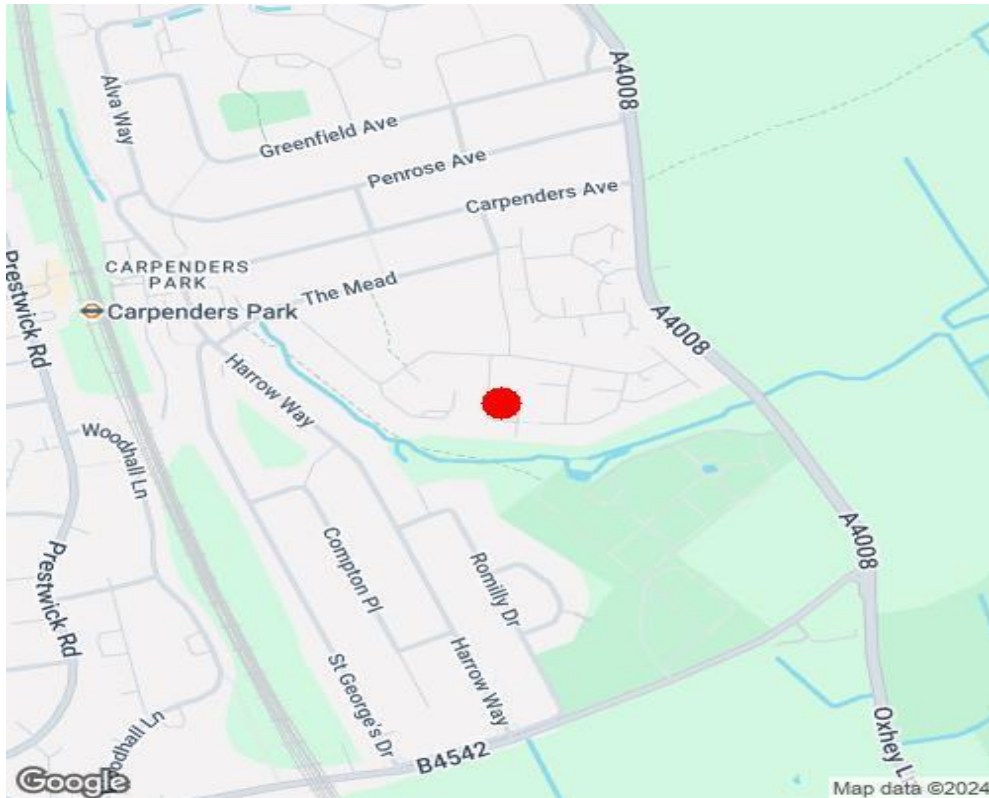
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.